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SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#. 1914001084 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 05/20/2019 12:36 PM Pg: 1 of 3

Dec ID 20190501668474

ST/CO Stamp 1-470-435-232 ST Tax \$438.00 CO Tax \$219.00

City Stamp 1-738-870-688 City Tax: \$4,599.00

THE GRANTOR, 3620 W Diversey LLC, an Illinois limited liability company, of the City of Chicago County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to Royce Perez, of Chicago, Illinois (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit / attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium for the 3620 W. Diversey Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser Alone of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-26-130-035-0000 ('3rdivided)

Address of Real Estate: 3620 W. Diversey Avenue, Unit 2B, Chicago, Illinois 60647

SIGNATURE PAGE TO FOLLOW

Chicago Title(L) 19SS0438047LP HD 1 of 2

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Dated as of the 9th day of May 2019

3620 W Diversey LLC, an Illinois limited liability company By: Name: STATE OF !LLINOIS) COUNTY OF COOK I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Pol Sikar, Manager of 3620 W Diversey LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the user and purposes therein ser forth. GIVEN under my hand and official seal, this 9th day of May, 2019 Official Seal Meredith Treimer Notary Public State of Illinois My Commission Expires 11/16/2020 Commission expires: This instrument prepared by: Lawrence Lusk, Esq., 2 North LaSalle Street, Sare 1250, Chicago, Illinois 60602 Upon Recording, Mail to: Send Subsequent Tax Bills to: Brian L Berlin 30 N Lusalle \$1520

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2B IN THE 3620 W. DIVERSEY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 20 IN BLOCK 2 IN BLANCHARD'S SUBDIVISION OF LOT 10, IN DAVLIN, KELLY AND CAPACIL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 3B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2018 AS DOCUMENT 1811019053, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 3B TO THE DECLARATION OF CONDOMINIUM RECONDED APRIL 20, 2018 AS DOCUMENT 1811019053, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration vere recited and stipulated at length herein.