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SPECIAL WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1915147176 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/31/2019 12:36 PM Pg: 1 of 4

Dec ID 20190501687394
ST/CO Stamp 0-718-593-952 ST Tax \$475.00 CO Tax \$237.50
City Stamp 0-026-009-504 City Tax: \$4,987.50

THE GRANTOR, **VOLO HOLDINGS, LLC - 1350 CLAREMONT SERIES**, a series limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Members pursuant to the operating agreement of said series limited liability company, **REMISES, RELEASES, ALIENATES AND CONVEYS** unto THE GRANTEE, **BRENDEM WYSOCKI**, single man, and **LISA MARIE VANACORA**, a single woman, of the County of Cook, State of Illinois, not as tenants in common but as joint tenants with the right of survivorship, an interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-06-114-050-0000 and 17-06-114-052-0000 (underlying)

Address of Real Estate: 1346 N. Claremont Ave., Unit 2S, Chicago, IL 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements 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.

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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 were recited and stipulated at length herein.

Dated this 29th day of May, 2019.

VOLO HOLDINGS, LLC - 1350 CLAREMONT SERIES

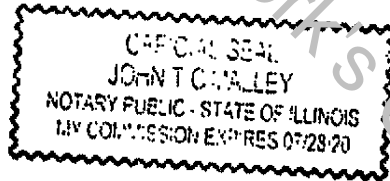
By: Alexander Demchenko
Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of Volo Holdings, LLC - 1350 Claremont Series, an Illinois series limited liability company ("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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 29th day of May, 2019.

[Signature]
Notary Public



AFTER RECORDING, MAIL TO:

Krysta W Ressler
403 Grand Ave
Waukegan, IL 60085

SEND SUBSEQUENT TAX BILLS TO:

Lisa Vanacora and Brenden Wycki
1346 N. Claremont Ave Unit 25
Chicago, IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 2S IN 1346 N. CLAREMONT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 2.19 FEET OF LOT 4, LOT 5 AND LOT 6 (EXCEPT THE SOUTH 2 1/4 INCHES THEREOF), IN WATSON'S SUBDIVISION OF BLOCK 12 IN WATSON, TOWER AND DAVIS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,


WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1910216015, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:



THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6 AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1910216015.

Property Index Numbers: 17-06-114-050-0000 and 17-06-114-052-0000 (underlying)

Commonly Known As: 1346 N. Claremont Ave., Unit 2S, Chicago, IL 60622

REAL ESTATE TRANSFER TAX		30-May-2019
	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50 *
17-06-114-050-0000 20190501687394 0-026-009-504		

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		30-May-2019
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50
17-06-114-050-0000 20190501687394 0-718-593-952		

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. The Illinois Condominium Property Act;
4. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1346 N. Claremont Condominiums dated May 9, 2019 and recorded with the Recorder of Deeds of Cook County, Illinois on May 12, 2019 as Document number 1910216015, including the plat, and any amendments thereto;
5. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium residence;
6. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.