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Please return to:

Dana C. Siragusa
25 E. Washington, #700
Chicago, Illinois 60602

Doc#: 1917112070 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/20/2019 11:01 AM Pg: 1 of 4

Send subsequent tax bill to:

Sam Venegas
2243 W. Coulter Street
Unit 3
Chicago, Illinois 60608

Dec ID 20190401646496
ST/CO Stamp 0-349-315-168 ST Tax \$430.00 CO Tax \$215.00
City Stamp 0-076-660-832 City Tax: \$4,515.00

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED



THE GRANTOR, 25 OAKLEY LAND PARCEL LLC., an Illinois limited liability company, 3520 S. Morgan Street, Chicago, Illinois, 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 (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to ~~SAM VENEGAS~~ **SAM VENEGAS AND SABRINA VENEGAS**, husband and wife, GRANTEE(S), of 2035 S. Indiana, Chicago, Illinois, not as joint tenants or tenants in common, but as tenants by the entirety, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto.

SAMUEL R. VENEGAS


See attached legal description

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the local municipality; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals; (i) covenants, conditions, easements and restrictions contained in the Oakley Commons Townhomes and as amended; and (j) encroachments which does not materially interferes with the use of the Property as a townhome

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

REAL ESTATE TRANSFER TAX		07-Jun-2019
	COUNTY:	215.00
	ILLINOIS:	430.00
	TOTAL:	645.00

17-30-122-028-0000 | 20190401646496 | 0-349-315-168

REAL ESTATE TRANSFER TAX		07-Jun-2019
	CHICAGO:	3,225.00
	CTA:	1,290.00
	TOTAL:	4,515.00 *

17-30-122-028-0000 | 20190401646496 | 0-076-660-832

* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND:

THE SOUTHWESTERLY 4 FEET OF LOT 13, ALL OF LOTS 14 TO 24, AND LOT 25 (EXCEPT THE SOUTHWESTERLY 14 FEET THEREOF HERETOFORE DEDICATED FOR ALLEY PURPOSES), THE SOUTHWESTERLY 4 FEET OF LOT 47, ALL OF LOTS 36 TO 46 AND LOT 35 (EXCEPT THE SOUTHWESTERLY 14 FEET THEREOF) ALL IN BLOCK 11 IN REAPER ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE VACATED ALLEY LYING BETWEEN THE SOUTHWESTERLY 4 FEET OF LOT 13, LOTS 14 TO 24 AND LOT 25 (EXCEPT THE SOUTHWESTERLY 14 FEET THEREOF) AND THE SOUTHWESTERLY 4 FEET OF LOT 47, LOTS 36 TO 46 AND LOT 35 (EXCEPT THE SOUTHWESTERLY 14 FEET THEREOF) IN BLOCK 11 IN REAPER ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT (SAID CORNER ALSO BEING 4.00 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 47); THENCE SOUTH 64 DEGREES 01 MINUTES 52 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 128.00 FEET (THE SOUTHERLY LINE OF SAID TRACT ALSO BEING THE NORTHERLY LINE OF SOUTH BLUE ISLAND AVENUE); THENCE NORTH 25 DEGREES 55 MINUTES 06 SECONDS WEST, 52.05 FEET TO THE POINT OF BEGINNING ;THENCE CONTINUING NORTH 25 DEGREES 55 MINUTES 06 SECONDS WEST, 19.75 FEET; THENCE NORTH 64 DEGREES 01 MINUTES 52 SECONDS EAST, 71.52 FEET; THENCE SOUTH 25 DEGREES 55 MINUTES 06 SECONDS EAST, 19.75 FEET; THENCE SOUTH 64 DEGREES 01 MINUTES 52 SECONDS WEST, 71.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR OAKLEY COMMONS TOWNHOME RECORDED AUGUST 6, 2018 AS DOCUMENT NUMBER 1821816008.

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 recorded August 6, 2018 as Document No. 1821816008, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set

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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 provision of said Declaration were recited and stipulated at length herein.

Commonly known as: 2243 W. Coulter Street Unit 3, Chicago, Illinois 60608

Permanent Index Number: 17-30-122-028-0000 (2018 undivided)

Property of Cook County Clerk's Office