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**SPECIAL
WARRANTY
DEED
ILLINOIS**

Doc#: 1919708217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2019 11:59 AM Pg: 1 of 4

Dec ID 20190601605396
ST/CO Stamp 0-076-410-976 ST Tax \$654.00 CO Tax \$327.00
City Stamp 0-897-181-792 City Tax: \$6,867.00

This instrument was prepared by:

Ami J. Oseid
Attorney at Law
3653 W. Irving Park Road
Chicago, Illinois 60618

Know All Men By These Presents, that 4430 N Western Avenue LLC, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of ten dollars (\$10.00) in cash and other good and valuable consideration, in hand paid, by David Friedman and Carolyn S. Friedman, Husband and Wife, As Tenants by the Entirety, Not as Tenants in Common, Not as Joint Tenants, (the "Grantee") of, Chicago, Illinois to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Legal Description, marked as "EXHIBIT A"

Address of Real Estate: 4430 – 32 N. Western Avenue Unit 4430-3, Chicago, Illinois 60625

Permanent Index Number: 13-13-234-032-0000 (underlying)

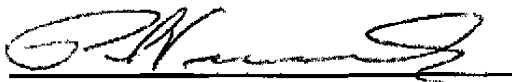
(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances"),

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) general real estate taxes not yet due and payable.

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EXECUTED this 4th day of June, 2019

4430 N Western Avenue LLC, an Illinois Limited Liability Company




By: Paul Weinewuth, as Manager

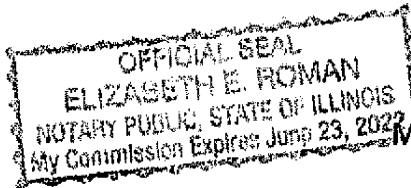
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Paul Weinewuth, as Manager of 4430 N Western Avenue LLC, 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 he signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 4th day of June, 2019.


NOTARY PUBLIC

6/23/22
Commission Expires




MAIL TO:

~~Morton J. Rubin
Attorney at Law
3330 Dundee Road, Suite C4
Northbrook, IL 60062~~

MAIL SUBSEQUENT TAX BILLS TO:

David S. Friedman
4430 – 32 N. Western Ave, Unit 4432-3
Chicago, IL 60625

Jody L DeAngelis
767 Walter Lane
Ormskirk, IL
60030

REAL ESTATE TRANSFER TAX		01-Jul-2019
	CHICAGO:	4,905.00
	CTA:	1,962.00
	TOTAL:	6,867.00 *

13-13-234-032-0000 | 20190601605396 | 0-897-181-792

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

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EXHIBIT B

Permitted Encumbrances

- (a) general real estate taxes not due and payable at the time of Closing;
- (b) the Act and Code;
- (c) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser;
- (f) easements, agreements, conditions, covenants, and restrictions of record, if any;
- (g) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser;
- (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (j) Special service area number 21 as disclosed by ordinance recorded as recording no. 0635431072 and special service area no. 21-2016 as disclosed by ordinance recorded as recording no. 163218005, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
- (k) applicable building and zoning laws, statutes, ordinances and restrictions;
- (l) roads and highways, if any;
- (m) Purchaser's mortgage.

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LEGAL DESCRIPTION

Order No.: 19GSA047053NA

For APN/Parcel ID(s): 13-13-234-032-0000

PARCEL 1:

UNIT NUMBER 4432-3 IN THE PARK VIEW RESIDENCES CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH HALF OF LOT 11 AND ALL OF LOTS 12 AND 13 IN BLOCK 12 IN NORTHWEST LAND ASSOCIATION'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF AND THE EAST 33 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, LYING SOUTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13 AS CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 9584256), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1915716022, 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-4432-3, STORAGE S-3N, AND ROOF RIGHTS, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1915716022.

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. 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.