

UNOFFICIAL COPY

Doc#: 1919715025 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2019 12:51 PM Pg: 1 of 4

Dec ID 20190701626125
ST/CO Stamp 1-794-507-872 ST Tax \$433.00 CO Tax \$216.50
City Stamp 1-391-854-688 City Tax: \$4,546.50

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9th day of July, 2019, between **BOEING EMPLOYEES CREDIT UNION** (the "Grantor"), and **AKASH K. PATEL, a single man** (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **PROMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, and to their successors and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversion, 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 above described premises, with the hereditaments and appurtenances, **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the GRANTEE, its successors and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, its successors and assigns, that it has not done or suffered to be done and is not aware of, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and is subject to: Permitted Exceptions listed as Exhibit "B", general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Real Estate Index Numbers: 17-17-214-019-1098 and 17-17-214-019-1113

Address of Real Estate: 845 W. Monroe Street, Unit 2F, Chicago, IL 60607

FIDELITY NATIONAL TITLE


CH19015860

1 of 2



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IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.



BOEING EMPLOYEES CREDIT UNION

By: 
Jim Tiegen, Vice President, Portfolio Management

SUBSCRIBED AND SWORN
before me this 7th day of July, 2019



My Commission Expires 12-28-2020


This instrument prepared by
James M. Crowley, Esq.
Plunkett Cooney, P.C.
221 N. LaSalle Street, Suite 1550
Chicago, IL 60601

| REAL ESTATE TRANSFER TAX | | 12-Jul-2019 |
|---|-----------|-------------|
|  | COUNTY: | 216.50 |
|  | ILLINOIS: | 433.00 |
| | TOTAL: | 649.50 |
| 17-17-214-019-1098 20190701626125 1-794-507-872 | | |

**MAIL TO AND
SEND SUBSEQUENT TAX BILLS TO:**

**AKASH PATEL
845 W. MONROE STREET, UNIT 2F
CHICAGO, IL 60607**

| REAL ESTATE TRANSFER TAX | | 12-Jul-2019 |
|---|----------|-------------|
|  | CHICAGO: | 3,247.50 |
| | CTA: | 1,299.00 |
| | TOTAL: | 4,546.50 * |
| 17-17-214-019-1098 20190701626125 1-391-854-688 | | |

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

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBERS 845-2-F AND PARKING SPACE 845-P-7 IN MONROE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 1, 2, 15 AND 16 TAKEN AS A TRACT, IN BLOCK 9 IN DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09192479 AND FIRST AMENDMENT, RECORDED AS DOCUMENT 00080464, AND FURTHER AMENDED BY PROPOSED SECOND AMENDMENT RECORDED AS DOCUMENT 0010028707 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-17-214-019-1098 and 17-17-214-019-1113

COMMONLY KNOWN AS: 845 W. Monroe Street, Unit 2F, Chicago, IL 60607

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EXHIBIT B

PERMITTED EXCEPTIONS

1. ~~Second Installment 2018~~ real estate taxes and subsequent years.
2. (a) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded December 23, 1999 as Document No. 09192479, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act.
3. Covenant recorded August 25, 1999 as document 99812439, covenants that 843 Monroe Partners, LLC., its successors and assigns, that the maintenance and repair of the common sewer lines shall be the responsibility of the owners of the 45 Residential and 10 Commercial Condominium Units as approved by the City of Chicago and shall not be the responsibility of the City of Chicago.

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