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SPECIAL WARRANTY DEED


1920449128D

Doc# 1920449128 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 07/23/2019 11:35 AM PG: 1 OF 5

6717990
KJH

Property of Cook County Clerk's Office

THE GRANTOR, 1115 WEST WASHINGTON LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, grants, remises, releases, aliens, and conveys to Kerim Taner, a married man, of the City of Chicago, County of Cook, State of Illinois ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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

SUBJECT TO THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

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Permanent Real Estate Index Number: 17-08-444-002-0000; 17-08-444-003-0000; 17-08-444-004-0000; 17-08-444-005-0000; 17-08-444-006-0000; 17-08-444-007-0000; 17-08-444-008-0000; 17-08-444-009-0000

Address of Real Estate: 1109 W. Washington, Unit 4A, Parking Units 16A and 16B, Chicago, IL 60607 ("Real Estate")

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Dated this 16 day of July, 2019.

1115 WEST WASHINGTON LLC,
an Illinois limited liability company

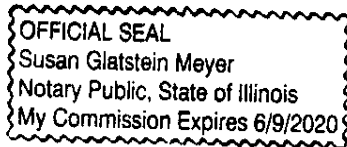
By: Peerless Real Estate Investments Manager,
LLC, an Illinois limited liability company,
its Administrative Member

By: *Dominic Sulo*
Dominic Sulo, 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 Dominic Sulo, not individually, but as Manager of Peerless Real Estate Investments Manager, LLC, an Illinois limited liability company, as Administrative Member of 1115 West Washington LLC, an Illinois limited liability company, 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 his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 16 day of July, 2019.



Susan Glatstein Meyer
Notary Public

This instrument was prepared by:
Chad M. Poznansky
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, Illinois 60601

UPON RECORDING RETURN TO:

Dan Fajersten
513 Chicago Ave
Evanston, IL 60202

SEND SUBSEQUENT TAX BILLS TO:

Kerim Taner
1300 N. State #1202
Chicago, IL 60610

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Exhibit A

Permitted Exceptions

1. Real estate taxes not yet due and payable;
2. Special municipal taxes or assessments, for improvements not yet completed and unconfirmed special municipal taxes or assessments;
3. Applicable zoning and building laws or ordinances;
4. The Declaration including any and all amendments and exhibits thereto;
5. Provisions of the Illinois Condominium Property Act;
6. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence;
7. Public and quasi-public utility easements, whether recorded or unrecorded;
8. Plats of dedication and plats of subdivision and covenants thereon, if any;
9. Leases and licenses affecting the Common Elements (as defined in the Declaration);
10. Acts done or suffered by Purchaser, or anyone claiming, by, through, or under Purchaser;
11. Purchaser's mortgage, if any;
12. Liens, encroachments and other matters as to which Title insurer commits to insure Purchaser against loss or damage; and
13. Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed.
14. (a) Terms and provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded June 24, 2019 as Document Number 1917545084, as amended from time to time; (b) Limitations and conditions imposed by the condominium property act.
15. Adverse encroachment of building located on the land west and adjoining over and onto the subject land a distance of 0.11 and 0.14 feet east as shown on survey affixed to condominium declaration.
16. Terms, provisions, conditions and restrictions contained in development rights agreement recorded April 9, 2019 as Document Number 1909916147.
17. Terms and provisions of covenant recorded September 11, 2017 as Document No. 1725444059

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LEGAL DESCRIPTION

UNIT 4A AND PARKING UNITS ^P16A AND ^{P-}16B IN THE 1109 WEST WASHINGTON CONDOMINIUM D/B/A HAYDEN WEST LOOP, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1917545084 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE RIGHT TO THE USE OF STORAGE SPACE S-20, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1917545084.

ADDRESS OF THE REAL ESTATE:

1109 W. Washington Blvd., 4A, Parking Units 16A and 16B Chicago, IL 60607



PERMANENT IDENTIFICATION NUMBER:

17-08-444-002-0000; 17-08-444-003-0000; 17-08-444-004-0000; 17-08-444-005-0000; 17-08-444-006-0000; 17-08-444-007-0000; 17-08-444-008-0000; 17-08-444-009-0000

REAL ESTATE TRANSFER TAX		18-Jul-2019
	CHICAGO:	14,362.50
	CTA:	5,745.00
	TOTAL:	20,107.50 *

17-08-444-002-0000 | 20190701622906 | 1-670-882-400

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

REAL ESTATE TRANSFER TAX		23-Jul-2019
 	COUNTY:	957.50
	ILLINOIS:	1,915.00
	TOTAL:	2,872.50

17-08-444-002-0000 | 20190701622906 | 630-479-136