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Doc# 1920541084 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2019 12:10 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

This Document Prepared by:

Brad S. Gerber, Esq.
Harrison & Held, LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After Recording Mail to:

Jeffrey Woods, Esq.
Woods Law
357 W. Chicago Avenue, Unit 205
Chicago, Illinois 60654

Send Tax Bills to:

Deborah A. Ellenbogen and
David B. Ellenbogen
2946 N. Wood Street, Unit C
Chicago, Illinois 60657

PIN: 14-30-223-103-0000

THIS SPECIAL WARRANTY DEED is made and effective as of the 19th day of July, 2019, by and between **ELSTON GROUP LLC - WOOD**, an Illinois limited liability company ("Grantor") whose address is 1341 West Fullerton Avenue, Suite 103, Chicago, Illinois 60614 and **DEBORAH A. ELLENBOGEN AND DAVID B. ELLENBOGEN**, a married couple, as Tenants by the Entirety (collectively "Grantee") whose address is 2946 N. Wood Street, Unit C, Chicago, Illinois 60657.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, forever, all the following described real estate situated in the County of Cook, State of Illinois: See Legal Description attached hereto as **Exhibit A** and incorporated herein;

TOGETHER WITH all hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, improvements, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above-described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever. Grantor, for itself, and its successors and assigns, does COVENANT, PROMISE and AGREE to and with Grantee, its successors and assigns, that during Grantor's ownership of the premises, Grantor 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 it will warrant and forever defend, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the premises subject only to the special warranties conveyed with this Deed; covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowner or condominium association declaration and bylaws, if any; and general real estate taxes not due and payable at the time of Closing.

1965A817047P
LHM 10/12

THIS IS NOT HOMESTEAD PROPERTY

[SIGNATURE PAGE FOLLOWS]

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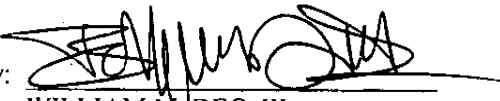
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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

ELSTON GROUP LLC - WOOD
an Illinois limited liability company

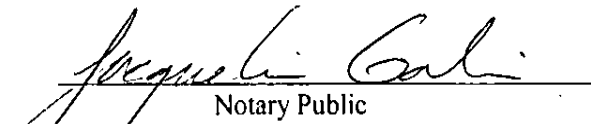
By: 
WILLIAM M. DEC, III

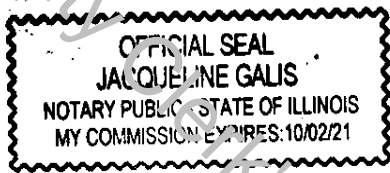
Its: Manager


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that WILLIAM M. DEC, III, personally known to me, 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 Manager of ELSTON GROUP LLC - WOOD, an Illinois limited liability company, he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal as of July 15, 2019


Notary Public
Commission expires: 10-2-21



REAL ESTATE TRANSFER TAX		23-Jul-2019
	CHICAGO:	4,612.50
	CTA:	1,845.00
	TOTAL:	6,457.50 *
14-30-223-103-0000 20190701635292 1-934-799-968		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Jul-2019
	COUNTY:	307.50
	ILLINOIS:	615.00
	TOTAL:	922.50
14-30-223-103-0000 20190701635292 0-643-462-240		

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE EAST 18.84 FEET OF THE WEST 118.20 FEET OF LOT 2 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT NUMBER 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALLS RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT NUMBER 00970524

COMMONLY KNOWN AS: 2945 N. WOOD STREET, UNIT C, CHICAGO ILLINOIS 60657

PIN: 14-30-223-103-0000