

**UNOFFICIAL COPY**  
**SPECIAL WARRANTY**  
**DEED**

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 2750  
Chicago, IL 60602

Doc#: 1922049049 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/08/2019 09:06 AM Pg: 1 of 5

Dec ID 20190801650883  
ST/CO Stamp 1-550-081-120 ST Tax \$519.00 CO Tax \$259.50  
City Stamp 0-234-118-240 City Tax: \$5,449.50

THE GRANTOR, **934-36 N. CALIFORNIA, LLC**, a limited liability company 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) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEES, **PHOEBE L. TAYLOR** and **KENNETH H. TAYLOR**, wife and husband, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Numbers: 16-01-317-023-0000 and 16-01-317-024-0000 (part of)

Address of Real Estate: 934 N. California Ave., Unit 3S, Chicago, Illinois 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, 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 said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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 provisions of said declaration were recited and stipulated at length herein.

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Dated this 2<sup>nd</sup> day of August, 2019.

934-36 N. CALIFORNIA, LLC

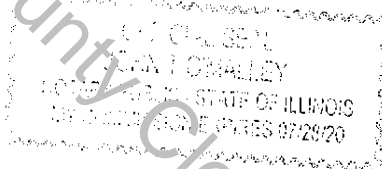
By: Alexander Demchenko  
Authorized Agent


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 Alexander Demchenko, being the duly authorized agent of 934-36 N. California, LLC, an Illinois limited liability company ("Company"), 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 authorized agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 2<sup>nd</sup> day of August, 2019.



[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		05-Aug-2019
	CHICAGO:	3,892.50
	CTA:	1,557.00
	<b>TOTAL:</b>	<b>5,449.50 *</b>

16-01-317-023-0000 | 20190801650883 | 0-234-118-240

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

REAL ESTATE TRANSFER TAX		05-Aug-2019
	COUNTY:	259.50
	ILLINOIS:	519.00
	<b>TOTAL:</b>	<b>778.50</b>

16-01-317-023-0000 | 20190801650883 | 1-550-081-120

**AFTER RECORDING, MAIL TO:**

K. Taylor & P. Taylor  
934 N. California St  
Chicago IL 60622

**SEND SUBSEQUENT TAX BILLS TO:**

K. Taylor & P. Taylor  
934 N. California St  
Chicago IL 60622

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3S IN 934 N. CALIFORNIA CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN BLOCK 16 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12 AND 16 IN CARTERS SUBDIVISION OF BLOCK 1 TO 4 AND 7 IN CLIFFORDS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1814519066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM COMMERCIAL SPACE 1N AND COMMERCIAL SPACE 1S, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 10 AND 11, LYING ABOVE A HORIZONTAL PLANE AND ASSUMED FIRST FLOOR ELEVATION OF 100.00 FEET AND BELOW A HORIZONTAL PLANE OF 114.73 FEET, IN BLOCK 16 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12 AND 16 IN CARTERS SUBDIVISION OF BLOCK 1 TO 4 AND 7 IN CLIFFORDS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 00 MINUTES 23 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF CALIFORNIA AVENUE, 4.36 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1.15 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1N (EAST PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 22 COURSES); THENCE WEST 3.92 FEET; THENCE SOUTH 1.18 FEET; THENCE WEST 0.96 FEET; THENCE SOUTH 0.59 FEET; THENCE WEST 7.86 FEET; THENCE NORTH 2.42 FEET; THENCE WEST 40.39 FEET; THENCE SOUTH 0.14 FEET; THENCE WEST 2.67 FEET; THENCE NORTH 0.14 FEET; THENCE WEST 18.00 FEET; THENCE SOUTH 15.39 FEET; THENCE EAST 19.37 FEET; THENCE SOUTH 0.54 FEET; THENCE EAST 15.59 FEET; THENCE NORTH 0.20 FEET; THENCE EAST 15.83 FEET; THENCE SOUTH 9.65 FEET; THENCE EAST 17.70 FEET; THENCE NORTH 6.29 FEET; THENCE EAST 5.31 FEET; THENCE NORTH 18.44 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF LOT 10 76.22 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.63 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE MOST NORTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1N (WEST PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 4 COURSES); THENCE WEST

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9.71 FEET; THENCE SOUTH 6.50 FEET; THENCE EAST 9.71 FEET; THENCE NORTH 6.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 00 DEGREES 23 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF CALIFORNIA AVENUE 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 11; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF LOT 11 76.56 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 0.67 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE MOST SOUTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1N (SOUTH PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE EXTERIOR FACE OF FINISHED WALLS OF THE FOLLOWING COURSES 1, 2 AND 4); THENCE WEST 10.00 FEET; THENCE NORTH 18.80 FEET; THENCE EAST 10.00 FEET TO THE EXTERIOR FACE OF A BRICK WALL; THENCE SOUTH 18.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 00 MINUTES 23 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF CALIFORNIA AVENUE 25.54 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.29 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE MOST NORTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1S (EAST PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 13 COURSES); THENCE WEST 4.46 FEET; THENCE SOUTH 4.54 FEET; THENCE WEST 24.96 FEET; THENCE NORTH 0.49 FEET; THENCE WEST 13.25 FEET; THENCE SOUTH 8.31 FEET; THENCE EAST 0.38 FEET; THENCE SOUTH 7.21 FEET; THENCE EAST 36.70 FEET; THENCE NORTH 1.45 FEET; THENCE EAST 1.80 FEET; THENCE SOUTH 1.12 FEET; THENCE EAST 3.79 FEET; THENCE NORTH 19.24 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 00 MINUTES 23 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF CALIFORNIA AVENUE 46.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH EXTERIOR WALL OF BUILDING 53.26 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1.08 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1S (WEST PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 8 COURSES); THENCE WEST 13.30 FEET; THENCE NORTH 0.30 FEET; THENCE WEST 1.01 FEET; THENCE NORTH 4.25 FEET; THENCE WEST 1.89 FEET; THENCE NORTH 5.68 FEET; THENCE EAST 16.20 FEET; THENCE SOUTH 10.23 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND ROOF RIGHTS R-3S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1814519066.

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## EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. The Illinois Condominium Property Act;
4. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 934 N. California Condominiums dated May 24, 2018 and recorded with the Recorder of Deeds of Cook County, Illinois on May 25, 2018 as Document number 1814519066, including the plat, and any amendments thereto;
5. Reciprocal Easement Agreement dated May 24, 2018 and recorded with the Recorder of Deeds of Cook County, Illinois on May 25, 2018 as Document number 1814519066;
6. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
8. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
9. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
10. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
11. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.