

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 2977851

Doc#: 1925608038 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/13/2019 09:09 AM Pg: 1 of 3

Dec ID 20190801675260
ST/CO Stamp 0-530-303-584 ST Tax \$176.50 CO Tax \$88.25
City Stamp 1-235-823-200 City Tax: \$1,853.25

THIS INSTRUMENT WAS
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 29 day of JULY, 2019, by **Michael A. Schwed**, a married person, as "Grantor(s)", to **NERIEL LAGOON LLC**, an Illinois Limited Liability Company, as "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Gurnee, County of Lake, State of Illinois legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

PIN: **14-17-108-028-1056**
Address of Real Estate: **1362 W. Wilson Ave #3, Chicago, IL 60640**

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 Premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Premises as above describes, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2019 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 1362-3 IN DOVER COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 5, BOTH INCLUSIVE, 10 AND 11 AND THE PRIVATE ALLEY BETWEEN LOTS 1, 2, 3 AND LOT 11, AND BETWEEN LOTS 10 AND 11, IN THE SUBDIVISION OF LOTS 263 AND 269, IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EASTER OF GREEN BAY ROAD, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 26, 2007, AS DOCUMENT NO. 0726915004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:

1362 W. WILSON AVE #3
CHICAGO, IL 60640

MAIL AFTER RECORDING TO:

Jeffrey Gutman
Gutman & Associates LLC
4018 N. Lincoln Ave.
Chicago, IL 60618

MAIL TAX BILLS TO:

Neriel Lagoon LLC, an Illinois Limited
Liability Company
4018 N. Lincoln Ave.
Chicago, IL 60618