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This Instrument Prepared by:
Daniel Harris, Esq.
2345 Maple Lane
Highland Park, IL 60035



Doc# 1931645084 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2019 01:14 PM PG: 1 OF 6

After Recording Return to:

Patricia Pasqua Esq
5716 W. Lawrence Ave
Chicago IL 60630

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

Send Subsequent Tax Bills to

Javier Navarro
4807 S. Ashland Ave #202
Chicago IL 60609

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 27th day of September, 2019, between **BT Associates L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of New Jersey ("Grantor"), and **Javier Navarro** ("Grantee"), of 5717 S. Fairfield Ave., Chicago, IL 60616.

Single man

WITNESSETH, that 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 and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, and to Grantee's successors and assigns FOREVER, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

See Exhibit A Attached Hereto

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 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 Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) Current general real estate taxes, taxes for subsequent years;
- (b) The Declaration of the Back Yard Lofts Condominium recorded as Document No. 0510234080 (the "Declaration"), including all Exhibits thereto, as amended from time to time;
- (c) Limitations and conditions as imposed by the Illinois Condominium Property Act.
- (d) Easements for public utilities and drainage over, upon and under the common areas of the land as shown on the plat of subdivision.

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- (e) Party wall and party wall rights, if any
- (f) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- and
- (g) Covenants, conditions, agreements, building lines, restrictions and easements of record.

Permanent Real Estate Index Number(s): 20-08-108-044-1005 and 20-08-108-044-1031

Address of real estate: 4807 S. Ashland Avenue, Unit 202, Chicago, IL, 60609
and 6-15

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

BT ASSOCIATES L.L.C., a New Jersey limited liability company

By: Bradley S. Smith
 Name: Bradley S. Smith
 Title: Sole Member

COOK COUNTY
 RECORDER OF DEEDS

Property of Cook County Clerk's Office

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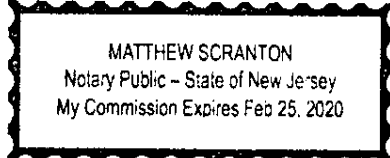
STATE OF New Jersey)
) SS.
COUNTY OF Mercer)

I, Matthew Scranton, a Notary Public in and for the County and State aforesaid, do hereby certify that Bradley S. Smith, as the sole member of BT Associates L.L.C, a New Jersey limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his/her own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of September, 2019.

Matthew Scranton
Notary Public

My Commission Expires: FEB. 25, 2020



COOK COUNTY
RECORDER OF DEEDS
Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 202 AND GARAGE SPACE NO. G-15, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BACK YARD LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0510234080, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Nos. 20-08-108-044-1005 and 20-08-108-044-1031

Address: 4807 S. Ashland Avenue, Unit 202, Chicago, IL, 60609

COOK COUNTY
RECORDER OF DEEDS

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REAL ESTATE TRANSFER TAX

21-Oct-2019



CHICAGO:

1,012.50

CTA:

405.00

TOTAL:

1,417.50 *

20-08-108-044-1005 | 20191001616919 | 1-620-991-584

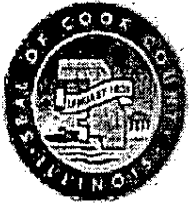
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

21-Oct-2019



COUNTY:	67.50
ILLINOIS:	135.00
TOTAL:	202.50

20-08-108-044-1005

| 20191001616919 |

0-284-810-848