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SPECIAL WARRANTY DEED

Doc#: 2001449028 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/14/2020 09:10 AM Pg: 1 of 3

Dec ID 20191201676283
ST/CO Stamp 1-343-147-360 ST Tax \$525.00 CO Tax \$262.50
City Stamp 1-450-872-160 City Tax: \$5,512.50

Prepared by:
John T. Comet, Esq.
HP Ventures Group LLC-
3935 N. Western Project
5000 West Lawrence Avenue
Chicago, IL 60630

Above space for Recorder's use only

KNOW ALL MEN BY THESE PRESENTS, THAT HP Ventures Group LLC - 3935 N. Western Project (the "Grantor") of the County of Cook and State of Illinois for and in consideration of ten dollars (\$10.00), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey, release, and warrant (for any claims through or under grantor) subject to the below noted exceptions to title unto Frank Citro and Colleen Citro, husband and wife, as Tenants by the Entirety (the "Grantee") all the right, title, interest, claim or demand, whatsoever HP Ventures Group LLC - 3935 N. Western Project has acquired to the premises therein described, as follows, to wit:

Units 2N and P-5 in the 3935 North Western Condominium, as delineated on a survey of the following described property: Lots 19 and 20 (Except those parts thereof lying West of a line 50 feet East of and Parallel with the West line of Section 19) all in the Subdivision of Block 9 in the Subdivision of Section 19, Township 40 North Range 14, East of the Third Principal Meridian (Except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian) in Cook County, Illinois. Which survey is attached to the Declaration of Condominium as Document 0831918005, As Amended from time to time, Together with its undivided percentage interest in the common elements.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and Granter 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.


Permanent Index Number(s): 14-19-100-036-1003 and 14-19-100-036-1013

Address: 3935 N. Western, Unit 2N P-5, Chicago, IL 60618

Subject to the following exceptions to title: general taxes for the year of 2018 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, other governmental regulations and exceptions noted in the Title Exceptions exhibit attached.

Dated this 23rd day of December, 2019

HP Ventures Group LLC - 3935 N. Western Project,
an Illinois limited liability company
By: Hi-Pointe Development Corporation
Its: Sole Manager



Steven J. Cook, President

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.:

I, Carrie Engelmann the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven J. Cook 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/she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 23rd day of December, 2019



Commission expires

[Signature]
NOTARY PUBLIC

MAIL TO:

FRANK CITRO
3935 N. WESTERN #2N
Chicago IL 60618

SEND SUBSEQUENT TAX BILLS TO:

FRANK CITRO
3935 N. WESTERN #2N
Chicago IL 60618

REAL ESTATE TRANSFER TAX		30-Dec-2019
	COUNTY:	262.50
	ILLINOIS:	525.00
	TOTAL:	787.50
14-19-100-036-1003 20191201676283 1-343-147-360		

REAL ESTATE TRANSFER TAX		30-Dec-2019
	CHICAGO:	3,937.50
	CTA:	1,575.00
	TOTAL:	5,512.50 *
14-19-100-036-1003 20191201676283 1-450-872-160		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A PERMITTED EXCEPTIONS

1. TAXES FOR YEARS NOT YET DUE AND PAYABLE.

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