

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY:

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

Doc#: 2002247029 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/22/2020 09:25 AM Pg: 1 of 3

Dec ID 20191201674219
ST/CO Stamp 0-746-369-888 ST Tax \$150.00 CO Tax \$75.00

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE
FILE # 2977379

ABOVE SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 16 day of December, 2019, by **Marina Chavez, a single person**, as "Grantor(s)", to **CLARENCE AND HARRISON II, 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 CONVEY AND WARRANT unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of OAK PARK, County of COOK, State of ILLINOIS legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

PIN: **16-18-226-035-1010**
Address of Real Estate: **632 W. Harrison, Unit 532-3, Oak Park, IL 60304**

Grantor(s), for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the Grantor(s).

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.


TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This is not homestead property.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed dated this 16 day of December, 2019.

Grantor:

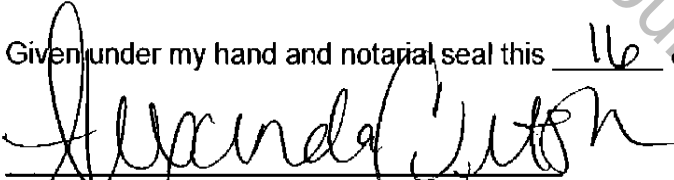


Marina Chavez

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

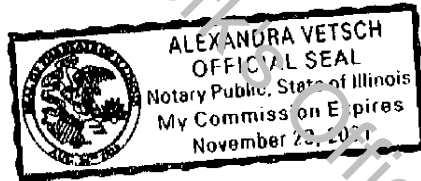
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Marina Chavez**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of DECEMBER, 2019.





NOTARY PUBLIC

My commission expires: 11/29/2021



Real Estate Transfer Tax

\$1,200.00

4998

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 632-3, IN CLARENCE COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 19, 20, 21 AND 22, IN BLOCK 7, IN MERCHANTS MADISON STREET ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 9, 2002, AS DOCUMENT NO. 0020035465, 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:

632 W. HARRISON, UNIT 632-3, OAK PARK, IL 60304

MAIL AFTER RECORDING TO:

CLARENCE AND HARRISON II, LLC
C/O THOMAS W. FORSTER

101 N. MAIN STREET
SUITE 525
ANN ARBOR, MICHIGAN 48104

MAIL TAX BILLS TO:

CLARENCE AND HARRISON II, LLC
C/O REDPOINT CAPITAL MANAGEMENT

136 N MARION STREET
SUITE 202
OAK PARK, ILLINOIS 60301