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THIS INSTRUMENT WAS
PREPARED BY:

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

Doc#: 2002247037 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/22/2020 09:34 AM Pg: 1 of 3

Dec ID 20200101683539
ST/CO Stamp 0-116-380-512 ST Tax \$126.00 CO Tax \$63.00

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE
FILE # 2977389

ABOVE SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 20 day of December, 2019,
by **Elayne S. Klein, 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: **16-18-226-035-1016**
Address of Real Estate: **847 Clarence, Unit 847-2, 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.

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed dated this 20 day of December, 2019.

Grantor:

Elayne Klein

Elayne S. Klein

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

Elayne S. Klein, 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 20 day of DECEMBER, 2019.



Alexandra Vetsch

NOTARY PUBLIC

My commission expires: 11/29/2021

Real Estate Transfer Tax

\$1,008.00

5004

ALEXANDRA VETSCH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 29, 2021

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 847-2, 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:

847 CLARENCE, UNIT 847-2, 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