

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY:

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

Doc#: 2002255031 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/22/2020 09:22 AM Pg: 1 of 3

Dec ID 20191201674233  
ST/CO Stamp 1-860-559-712 ST Tax \$138.00 CO Tax \$69.00

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE  
FILE # 2977466

ABOVE SPACE FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 17<sup>th</sup> day of December, 2019, by Louisa Keefe, a married 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");

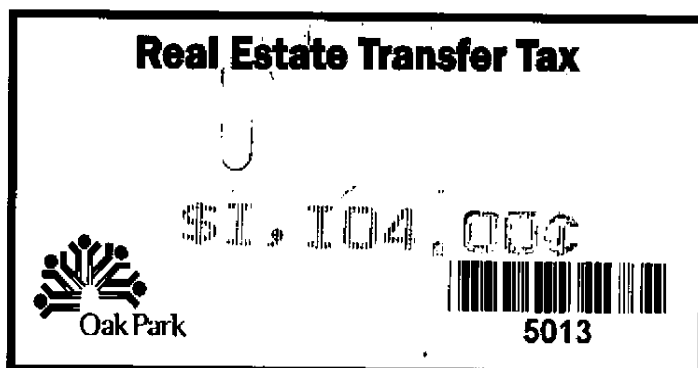
PIN: 16-18-226-035-1024  
Address of Real Estate: 839 Clarence, Unit 839-1, Oak Park, IL 60304

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 17<sup>th</sup> day of December, 2019.

Grantor:

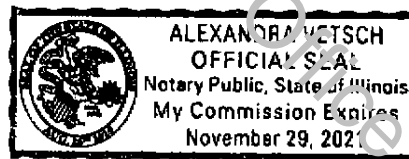
Louisa Keefe  
 Louisa Keefe

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 **Louisa Keefe**, 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 17 day of DECEMBER, 2019.

Alexandra Vetsch  
 NOTARY PUBLIC  
 My commission expires: 11/29/2021



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NO. 839-1, 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:

839 CLARENCE, UNIT 839-1, 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**