

# UNOFFICIAL COPY

Doc#: 2005546025 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 02/24/2020 08:54 AM Pg: 1 of 5

**PREPARED BY:**

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Chawla & Ravani, P.C.  
1016 W. Jackson Blvd., Suite 509  
Chicago, IL 60607

Dec ID 20200201618181

ST/CO Stamp 0-747-982-688 ST Tax \$848.00 CO Tax \$424.00

City Stamp 1-115-465-568 City Tax: \$8,904.00

**WHEN RECORDED RETURN TO:**

Vincent R Vidmer Esq.  
The Law Office of Vincent R. Vidmer  
218 N. Jefferson Street Ste. 101  
Chicago, IL 60661

**SEND FUTURE REAL ESTATE**

**TAX BILLS TO:**

Foundation Capital Advisors Realty Investments Two, LLC

Attn: Adam McCurdy

3540 North Ashland Avenue, Units C and G-1

Chicago, IL 60656

597 N. Haverhill Ln  
South Elgin, IL 60177

(Above Space for Recorder's use only)

**SPECIAL WARRANTY DEED**

THE GRANTOR, **3540 North Ash and LLC**, an Illinois limited liability company, whose address is 2211 N Elston Ave, Ste 304, Chicago, IL 60614, for and in consideration of TEN DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, GRANTS, BARGAINS, AND SELLS to **Foundation Capital Advisors Realty Investments Two, LLC**, an Illinois limited liability company, whose address is 597 N Haverhill Ln, South Elgin, IL 60177, and to its successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto (the "Property") and by this reference made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

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 the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

FIRST AMERICAN TITLE

FILE # 3011123

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*[Signatures begin on next page]*

Property of Cook County Clerk's Office

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20<sup>th</sup> IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of February, 2020.

GRANTOR:

3540 North Ashland LLC

Shai Wolkowicki

Ruby Development Group LLC

Its: Member

By: Shai Wolkowicki

Its: Manager

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

I, the undersigned, Natalie Renee Acierito, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shai Wolkowicki, 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 sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of February, 2020

SEAL:

Natalie Renee Acierito  
Notary Public

My Commission expires on 8/4/2020



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBERS C AND G-1 IN THE 3536 N. ASHLAND CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 8 AND 9 IN BLOCK 1 (EXCEPTING THEREFROM THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 19), IN L. TURNER'S RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5 AND 6 IN L. TURNER'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE EAST HALF OF THE SOUTHEAST QUARTER 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 RECORDED MAY 22, 2008, AS DOCUMENT 0814322005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-19-408-049-1001; 14-19-408-049-1008

Commonly Known As: 3540 North Ashland Avenue, Units C and G-1, Chicago, IL 60656

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. The second installment of taxes for the year 2019 and general taxes and assessments for the year 2020.

Tax identification no.: 14-19-408-049-1001 (Vol. 483) (Affects Unit C)

2. The second installment of taxes for the year 2019 and general taxes and assessments for the year 2020.

Tax identification no.: 14-19-408-049-1008 (Vol. 483) (Affects Unit G-1)

3. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.

4. Note shown on plat of subdivision recorded as document no. 0814322005, as follows:

Flood Certificate: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map of City of Chicago, Illinois dated November 6, 2000. This property is in a minimum Flooding Area and is designated as Zone "X" Community Panel Number 170074 0410 F.

5. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded May 22, 2008 as document 0814322005 and any amendments thereto.

Provisions, conditions and limitations as created by the Condominium Property Act.

6. Terms and provisions of Ordinance, a copy of which was recorded December 27, 2011 as document 1136104044 establishing Special Service Area No. 27.