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SPECIAL WARRANTY DEED

Doc#: 2007245007 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/12/2020 09:47 AM Pg: 1 of 4

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Dec ID 20200301634564
ST/CO Stamp 0-218-414-944 ST Tax \$515.00 CO Tax \$257.50
City Stamp 0-220-262-240 City Tax: \$5,407.50

THE GRANTOR, **2719-23 W HADDON INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **PATRICK NOONAN**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Numbers (underlying): 16-01-404-053-0000 (part of)

Address of Real Estate: 2719 W. Haddon Ave. Unit 3, Chicago, IL 60622

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 said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

A14-3363B J.O.

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Dated this 8 day of March, 2020.

2719-23 W HADDON INC.

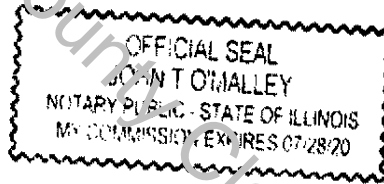
By: Alexander Demchenko
Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of 2719-23 W Haddon Inc., an Illinois corporation, and 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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 6th day of March, 2020.

[Signature]
Notary Public



AFTER RECORDING, MAIL TO:

Patrick Noonan
2719 W Haddon Ave Unit 3
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Patrick Noonan
2719 W Haddon Ave Unit 3
Chicago, IL 60622

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN 2719 W. HADDON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 3 IN WETHERBEE AND GREGORY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 100 FEET OF THE SAID TRACT) IN COOK COUNTY, ILLINOIS,


WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2004916002, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2004916002

Property Index Numbers (underlying): 16-01-404-053-0000 (part of)

Commonly Known As: 2719 W. Haddon Ave. Unit 3, Chicago, IL 60622

REAL ESTATE TRANSFER TAX		09-Mar-2020
	CHICAGO:	3,862.50
	CTA:	1,545.00
	TOTAL:	5,407.50 *
16-01-404-053-0000 20200301634564 0-220-262-240		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		09-Mar-2020
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50
16-01-404-053-0000 20200301634564 0-218-414-944		

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 2719 W. Haddon Condominiums dated January 31, 2020 and recorded with the Recorder of Deeds of Cook County, Illinois on February 18, 2020 as Document number 2004916002, including the plat, and any amendments thereto;
4. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
5. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
6. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.