

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2007206013 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/12/2020 09:50 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 20200301634529  
ST/CO Stamp 0-154-877-792 ST Tax \$145.00 CO Tax \$72.50  
City Stamp 0-651-300-704 City Tax: \$1,522.50

THE GRANTOR, **934-36 N. CALIFORNIA, LLC**, a limited liability company 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 Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **CAV ENTERPRISES, LLC**, a Delaware limited liability company, 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

16-01-317-023-0000,

Property Index Numbers: 16-01-317-023-0000 and 16-01-317-024-0000 (part of)

Address of Real Estate: 934 N. California Ave., Commercial Space 1S, Chicago, Illinois 60634

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, not as tenants in common but as joint tenants, 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.

AFTER RECORDING, MAIL TO:

*CAV Enterprises LLC*  
934 N California AV.  
60622 Chicago IL  
CAV Enterprises, LLC

SEND SUBSEQUENT TAX BILLS TO:

*CAV Enterprises LLC*  
934 N California AV  
60622 Chicago IL  
CAV Enterprises, LLC

# UNOFFICIAL COPY

Dated this 6<sup>th</sup> day of March, 2020.

934-36 N. CALIFORNIA, LLC

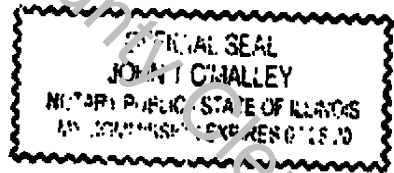
By: Alexander Demchenko  
Authorized Agent

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 authorized agent of 934-36 N. California, LLC, an Illinois limited liability company ("Company"), 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 Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 6<sup>th</sup> day of March, 2020.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		09-Mar-2020
CHICAGO:		1,087.50
CTA:		436.00
<b>TOTAL:</b>		<b>1,522.50</b>

16-01-317-035-0000 | 20200301634629 | 0-861-300-704

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Mar-2020
COUNTY:		72.50
ILLINOIS:		145.00
<b>TOTAL:</b>		<b>217.50</b>

16-01-317-035-0000 | 20200301634629 | 0-154-877-792

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF LOTS 10 AND 11, LYING ABOVE A HORIZONTAL PLANE AND ASSUMED FIRST FLOOR ELEVATION OF 100.00 FEET AND BELOW A HORIZONTAL PLANE OF 114.73 FEET, IN BLOCK 16 IN 16 IN HUTCHINSON AND COLT'S SUBDIVISION OF BLOCKS 2, 6, 12 AND 16 IN CARTERS SUBDIVISION OF BLOCK 1 TO 4 AND 7 IN CLIFFORDS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FALLING WITHIN THE HORIZONTAL BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 00 MINUTES 23 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF CALIFORNIA AVENUE 25.54 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.29 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE MOST NORTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1S (EAST PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 13 COURSES); THENCE WEST 4.46 FEET; THENCE SOUTH 4.54 FEET; THENCE WEST 24.96 FEET; THENCE NORTH 0.49 FEET; THENCE WEST 13.25 FEET; THENCE SOUTH 8.31 FEET; THENCE EAST 0.38 FEET; THENCE SOUTH 7.21 FEET; THENCE EAST 36.70 FEET; THENCE NORTH 1.45 FEET; THENCE EAST 1.80 FEET; THENCE SOUTH 1.12 FEET; THENCE EAST 3.79 FEET; THENCE NORTH 19.24 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LOT 10 AND THE WEST LINE OF CALIFORNIA AVENUE; THENCE SOUTH 00 MINUTES 23 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF CALIFORNIA AVENUE 46.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH EXTERIOR WALL OF BUILDING 53.26 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 1.08 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHEAST CORNER OF THE INTERIOR FACE OF FINISHED WALLS OF COMMERCIAL SPACE 1S (WEST PORTION); THENCE (RUNNING IN GENERAL DIRECTIONS ALONG THE INTERIOR FACE OF FINISHED WALLS OF THE NEXT 8 COURSES); THENCE WEST 13.20 FEET; THENCE NORTH 0.30 FEET; THENCE WEST 1.01 FEET; THENCE NORTH 4.25 FEET; THENCE WEST 1.89 FEET; THENCE NORTH 5.68 FEET; THENCE EAST 16.20 FEET; THENCE SOUTH 10.23 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## 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. Reciprocal Easement Agreement dated May 24, 2018 and recorded with the Recorder of Deeds of Cook County, Illinois on May 25, 2018 as Document number 1814519066;
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.