

UNOFFICIAL COPY

Doc#: 2008046431 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2020 12:01 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

74 Chicago Title
2000011045k
Rw KK 10/1

Dec ID 20200301644084
ST/CO Stamp 1-661-812-960 ST Tax \$35.50 CO Tax \$17.75

SYLVA LLC, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, for an in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, and pursuant to authority given to the Manager of said limited liability company, Conveys and Warrants to :

Clayton Starks III a married man

Grantor, 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 again all persons lawfully claiming by, through or under the grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2019 and subsequent years not yet due or payable; Covenants, Conditions and Restrictions of Record; Building Lines and Easements, if any.

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SEE ATTACHED

~~UNIT 401 AS DELINEATED ON SURVEY OF SUBLot A IN Lot 2 IN UNITED DEVELOPMENT COMPANY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1971 AS DOCUMENT NO 21670872 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY UNITED DEVELOPMENT COMPANY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21670894 TOGETHER WITH AN UNDIVIDED 1.58 PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING THEREFROM ALL OF THE LAND AND SPACE COMPRISING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).~~

~~PARCEL 2~~

~~AN EXCLUSIVE PERPETUAL EASEMENT FOR THE PARKING AND STORAGE OF A MOTOR VEHICLE TO PARKING SPACE A-17 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF GARAGE OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22121494.~~

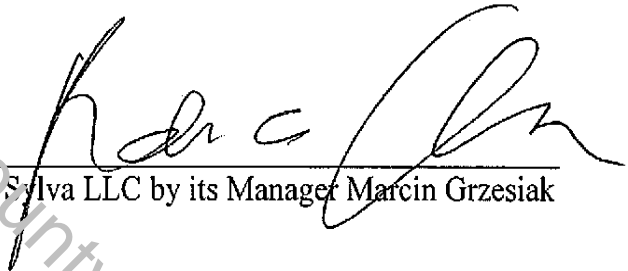
~~ALSO:~~

~~RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.~~

Commonly known as 7 EAST CARRIAGEWAY DRIVE, UNIT 401, HAZEL CREST, IL 60429

Property Index No. 28-36-101-1013-1039

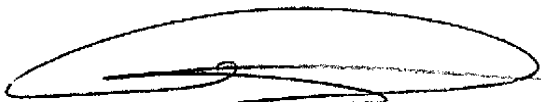
Dated this 19 day of MARCH, 2020


Sylva LLC by its Manager Marcin Grzesiak

State of IL
County of COOK ss.

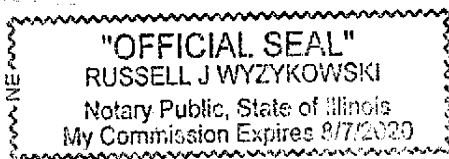
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, Sylva LLC by its Manager Marcin Grzesiak personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of MARCH 2020.



Notary Public

Commission expires _____ 20____



MAIL TO:

Send Subsequent Tax Bills to:

MR. CLAYTON STARKS III
11755 S. Artesian Ave
CHICAGO, IL 60655

Same

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LEGAL DESCRIPTION

Order No.: 20001104SK

For APN/Parcel ID(s): 28-36-101-013-1039

PARCEL 1:

UNIT NUMBER 401 AS DELINEATED ON SURVEY OF SUB LOT "A" IN LOT 2 IN UNITED DEVELOPMENT COMPANY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1971 AS DOCUMENT 21670872 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY UNITED DEVELOPMENT COMPANY, RECORDED AS DOCUMENT 21670894 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

RIGHTS AND EASEMENTS FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION RECORDED AS DOCUMENT 21670891 AND AMENDMENT RECORDED AS DOCUMENT 21693026, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR PARKING AND STORAGE OF A MOTOR VEHICLE TO PARKING SPACE A-17, A LIMITED COMMON ELEMENT, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM ON SURVEY OF PARCEL 2 ATTACHED THEREWITH AS EXHIBIT "A" TO DECLARATION OF GARAGE OWNERSHIP AND RECORDED AS DOCUMENT NO. 22121494 FOR THE EXCLUSIVE BENEFIT OF UNIT 401 AS SHOWN ON PARCEL 1, IN COOK COUNTY, ILLINOIS.