

# UNOFFICIAL COPY

20CA8922051NC DG 2 of 3

## **SPECIAL WARRANTY DEED (ILLINOIS)**

Doc#: 2012239038 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 05/01/2020 09:43 AM Pg: 1 of 4

Dec ID 20200401659325

ST/CO Stamp 1-039-309-024 ST Tax \$1,245.00 CO Tax \$622.50

City Stamp 0-827-939-040 City Tax: \$13,072.50

THIS INDENTURE, made as of this 16th day of April, 2020, between CG2 PROPERTIES LLC, an Illinois limited liability company, ("Grantor"), and RIAD SALEM and JENNIFER HARRINGTON, a married couple (collectively, "Grantee"), not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, of 250 E. Pearson Street, #1105, Chicago, Illinois 60611, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERE TO AND INCORPORATED HEREIN.

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, rights, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY FOREVER.

Grantor also hereby grants to the Grantee, their heirs and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium, as amended; 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.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

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(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreement, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the Purchased Unit); (vii) the Declaration as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the Purchased Unit); (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the Property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after Closing for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to Purchaser; and (xv) acts done or suffered by Purchaser, including without limitation, Purchaser's mortgage (collectively the "Permitted Exceptions"); provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

PIN: 17-03-228-032-1047

ADDRESS OF PREMISES: 250 E. Pearson Street, Unit 1307, Chicago, Illinois 60611

**[SIGNATURE ON FOLLOWING PAGE]**

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed, the day and year first above written.

CG2 PROPERTIES LLC, an Illinois limited liability company

By: 


Name: John A. Cameli

Its: Manager

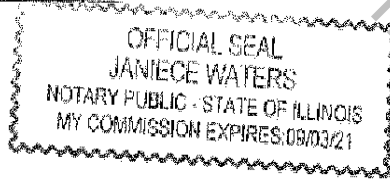
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN A. CAMELI, Manager of CG2 PROPERTIES LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 13<sup>th</sup> day of April, 2020.

Notary Public:   
My commission expires: 09/03/2021

**INSTRUMENT PREPARED BY:**  
Steven L. DeGraff, Esq.  
Much Shelist, P.C.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606



**SEND SUBSEQUENT TAX BILLS AND RECORDED DEED TO:**  
Riad Salem and Jennifer Harrington  
250 E. Pearson Street, Unit 1307  
Chicago, Illinois 60611

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

UNIT 1307 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7 AND 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF SG-14, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

PIN: 17-03-228-032-1047

ADDRESS OF PREMISES: 250 EAST PEARSON STREET, UNIT 1307  
CHICAGO, ILLINOIS 60611