

UNOFFICIAL COPY

PT19-55525 317

Doc# 2014039163 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/19/2020 12:28 PM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:
Brown, Udell, Pomerantz & Delrahim, Ltd.
Michael J. Delrahim, Esq.
225 W. Illinois Street, Suite 300
Chicago, Illinois 60654

Dec ID 20200301638907
ST/CO Stamp 2-117-066-976 ST Tax \$209.50 CO Tax \$104.75
City Stamp 2-048-975-072 City Tax: \$2,199.75

**AFTER RECORDING RETURN TO AND
MAIL SUBSEQUENT TAX BILLS TO:**

Michael Sallander and Amanda Boleyn
3857 N. Lawndale Ave., Unit 2
Chicago, Illinois 60618

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 13th day of March, 2020, by **CHRISTINE J. GEYMER**, an unmarried person, (the "Grantor"), having an address of 3857 North Lawndale Avenue, Unit 3651-2, Chicago, Illinois to **MICHAEL SALLANDER and AMANDA BOLEYN**, husband and wife, as **Joint Tenants** (the "Grantee"), having an address of 750 N. Hudson, Unit 712, Chicago, Illinois.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

UNOFFICIAL COPY

EXHIBIT A TO DEED

LEGAL DESCRIPTION

UNIT 3651-2 IN THE 3857 N. LAWDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 1 IN R. W. BIRK'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 8 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509519077, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3857 North Lawndale Avenue, Unit 3651-2, Chicago, Illinois 60618

PIN: 13-23-114-035-1004

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2019 and subsequent years;
2. Covenants, conditions and restrictions of record;
3. Public and utility easements;
4. Special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments;
5. 15 foot building line(s) as shown on the Plat of Subdivision;
6. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded April 5, 2005 as document No. 0509519077, as amended from time to time; and (B) limitations and conditions imposed by the condominium property act;

Property of Cook County Clerk's Office