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PT19-55525 447

THIS DOCUMENT WAS PREPARED BY:
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Doc#: 2014039164 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/19/2020 12:28 PM Pg: 1 of 4

Dec ID 20200301638852
ST/CO Stamp 1-201-737-952 ST Tax \$211.00 CO Tax \$105.50
City Stamp 0-127-996-128 City Tax: \$2,215.50

**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 **JUSTIN BLADES, an unmarried person**, (the “Grantor”), having an address of 3857 North Lawndale Avenue, Unit 2651-1, 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:

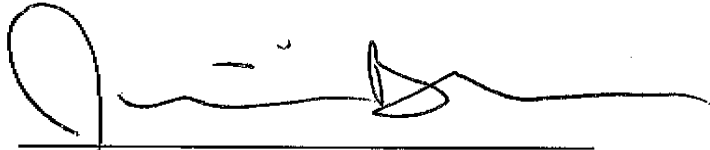
That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto 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.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.



JUSTIN BLADES

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **JUSTIN BLADES**, 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 she/he signed and delivered said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 11th day of March, 2020.



Notary Public



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EXHIBIT A TO DEED

LEGAL DESCRIPTION

UNIT 3651-1 IN THE 3857 N. LAWNDALE 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 3651-1, Chicago, Illinois 60618

PIN: 13-23-114-035-1003

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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;

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