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Doc#: 2024540194 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/01/2020 04:19 PM Pg: 1 of 5

Dec ID 20200701634180
ST/CO Stamp 0-108-648-160 ST Tax \$1,100.00 CO Tax \$550.00
City Stamp 2-100-958-944 City Tax: \$11,550.00

**SPECIAL WARRANTY
DEED
Statutory Illinois**

Above Space for Recorder's use only

200183300 1 of 1 CSC
THE GRANTOR, **BRODER 1730 WW CONDOMINIUM LLC**, a Delaware limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, GRANTS, BARGAINS, SELLS, REMISES, RELEASES AND CONVEYS to the GRANTEE, **SUSAN WAGNER**, whose address is 1713 W. Wrightwood, Chicago, IL 60614, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 2611 N. Hermitage Avenue, and 2633-2643 N. Hermitage Avenue, recorded June 29, 2018 as document number 1818034025, 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.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Norweta Row Condominium Association recorded August 8, 2018 as Document 1822018116 and as amended by Document 1833416047 recorded November 30, 2018 with the Cook County Recorder of Deeds, aforesaid, 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

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contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

Permanent Real Estate Index Number: 14-30-403-273-1001 & 14-30-403-273-1020

Address of Property: 2643 N. Hermitage Avenue, Unit 2643-101, P-4, Chicago, IL 60614

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantees, forever.

Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the premises 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 premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit "B."

[SIGNATURE PAGE TO FOLLOW]

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EXHIBIT A - LEGAL DESCRIPTION

Order No.: 20018330NC

Address: 2643 N. Hermitage Avenue, Unit 2643-101, P-4, Chicago, IL 60614

For APN/Parcel ID(s): 14-30-403-273-1001 and 14-30-403-273-1020

PARCEL 1:
UNIT NUMBERS 2643-101 AND P-4 IN THE NORWETA ROW CONDOMINIUM ASSOCIATIONS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL C-1:
THAT PART OF LOT OR BLOCK 2 TOGETHER WITH THAT PART OF VACATED NORTH HERMITAGE AVENUE LYING WEST OF AND ADJOINING SAID LOT OR BLOCK 2, IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.50 FEET ABOVE CHICAGO CITY DATUM, AND INCLUDED WITHIN A PARCEL OF LAND WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH AN EASTWARD EXTENSION OF THE CENTER LINE OF THE SOUTH WALL (MEASURING 12 1/2 INCHES IN THICKNESS), OF A ONE STORY BRICK BUILDING, SAID POINT OF INTERSECTION BEING 604.54 FEET SOUTH FROM THE NORTH LINE OF SAID LOT OR BLOCK 2, AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, A DISTANCE OF 240.33 FEET; THENCE SOUTH 90°00'00" WEST 7.50 FEET; THENCE SOUTH 00°00'00" EAST 7.17 FEET; THENCE SOUTH 90°00'00" WEST 26.10 FEET; THENCE SOUTH 00°00'00" EAST 1.00 FEET; THENCE SOUTH 90°00'00" WEST 6.06 FEET; THENCE NORTH 00°00'00" WEST 11.00 FEET; THENCE SOUTH 90°00'00" WEST 12.00 FEET; THENCE SOUTH 00°00'00" EAST 7.84 FEET; THENCE SOUTH 90°00'00" WEST 57.77 FEET; THENCE SOUTH 00°00'00" EAST 7.96 FEET; THENCE SOUTH 90°00'00" WEST 81.47 FEET TO THE EAST LINE OF LOT OR BLOCK 3 IN SAID NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION; THENCE NORTH 00°00'05" WEST ALONG THE EAST LINE OF SAID LOT OR BLOCK 3, (BEING ALSO THE WEST LINE OF SAID VACATED NORTH HERMITAGE AVENUE) A DISTANCE OF 253.45 FEET TO ITS INTERSECTION WITH A WESTWARD EXTENSION OF SAID CENTER LINE OF THE SOUTH WALL OF A ONE STORY BRICK BUILDING, AND THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG THE CENTER LINE OF SAID WALL, AND ALONG AN EASTWARD EXTENSION OF SAID CENTER LINE, A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING;

PARCEL C-2:
THAT PART OF LOT OR BLOCK 2 TOGETHER WITH THAT PART OF VACATED NORTH HERMITAGE AVENUE LYING WEST OF AND ADJOINING SAID LOT OR BLOCK 2, IN NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 20.50 FEET ABOVE CHICAGO CITY DATUM, AND INCLUDED WITHIN A PARCEL OF LAND WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH AN EASTWARD EXTENSION OF THE CENTER LINE OF THE SOUTH WALL (MEASURING 12 1/2 INCHES IN THICKNESS), OF A ONE STORY BRICK BUILDING, SAID POINT OF INTERSECTION BEING 604.54 FEET SOUTH FROM

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EXHIBIT A - LEGAL DESCRIPTION

(continued)

THE NORTH LINE OF SAID LOT OR BLOCK 2, AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 140 FEET OF SAID LOT OR BLOCK 2, A DISTANCE OF 240.33 FEET; THENCE SOUTH 90°00'00" WEST 7.50 FEET; THENCE SOUTH 00°00'00" EAST 7.17 FEET; THENCE SOUTH 90°00'00" WEST 26.10 FEET; THENCE SOUTH 00°00'00" EAST 1.00 FEET; THENCE SOUTH 90°00'00" WEST 6.06 FEET; THENCE NORTH 00°00'00" WEST 11.00 FEET; THENCE SOUTH 90°00'00" WEST 11.36 FEET; THENCE SOUTH 00°00'00" EAST 7.50 FEET; THENCE SOUTH 90°00'00" WEST 58.40 FEET; THENCE SOUTH 00°00'00" EAST 8.30 FEET; THENCE SOUTH 90°00'00" WEST 81.47 FEET TO THE EAST LINE OF LOT OR BLOCK 3 IN SAID NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION; THENCE NORTH 00°00'05" WEST ALONG THE EAST LINE OF SAID LOT OR BLOCK 3, (BEING ALSO THE WEST LINE OF SAID VACATED NORTH HERMITAGE AVENUE) A DISTANCE OF 253.45 FEET TO ITS INTERSECTION WITH A WESTWARD EXTENSION OF SAID CENTER LINE OF THE SOUTH WALL OF A ONE STORY BRICK BUILDING, AND THENCE EAST ALONG SAID WESTWARD EXTENSION, ALONG THE CENTER LINE OF SAID WALL, AND ALONG AN EASTWARD EXTENSION OF SAID CENTER LINE, A DISTANCE OF 191.12 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 8, 2018 AS DOCUMENT NUMBER 1822018116 AND AMENDMENT RECORDED NOVEMBER 30, 2018 AS DOCUMENT NUMBER 1833416047 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1818034025.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 2611 N. HERMITAGE AVENUE, AND 2633-2643 N. HERMITAGE AVENUE AS AMENDED FROM TIME TO TIME CREATED BY BRODER 1730 WW CONDOMINIUM LLC AND RECORDED JUNE 29, 2018 AS DOCUMENT NUMBER 1818034025.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY GRANT OF EASEMENTS DATED AS OF SEPTEMBER 19, 2014, AND RECORDED SEPTEMBER 22, 2014, AS DOCUMENT 1426518052, MADE BY AND BETWEEN HARTLAND PARK MASTER HOMEOWNERS' ASSOCIATION AND CHICAGO TITLE LAND TRUST COMPANY IN ITS CAPACITY AS TRUSTEE (AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION) UNDER THAT CERTAIN TRUST AGREEMENT DATED MAY 16, 1986, AND KNOWN AS TRUST NO. 111099, OVER THE LAND KNOWN AS THE "HERMITAGE NORTH PARCEL" AND "SCHUBERT EASEMENT PARCEL" AND "HARTLAND PORTION OF THE HERMITAGE SOUTH PARCEL" AS FURTHER DESCRIBED IN EXHIBIT C ATTACHED THERETO.