UNOFFICIAL COPY

41054510 3/3

This instrument was prepared by: Christyl Marsh Cohen, Salk & Huvard 630 Dundee Road, Suite 120 Northbrook, IL 60062

After recording return to:
Eileen Pearse
Clesta & Pearse PC
1755-8. Naperville Road #100
Wheaton, IL 60189

Send subsequent tax bills to: Derek Clarks '5430 N. Sher'uan Road #302 Chicago, IL 60 340 Doc#. 2029228118 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/20/2020 12:15 PM Pg: 1 of 2

Dec ID 20200801658966

ST/CO Stamp 2-141-172-192 ST Tax \$14.00 CO Tax \$7.00

City Stamp 0-961-139-168 City Tax: \$147.00

For Recorder's Office Use Only

GIT

SPECIAL WARRANTY DEED

CHICAGO BELMONT, LLC, en Vilinois limited liability company ("Grantor"), having an address at 1111 W. 22nd Street, Suite 800, Oak Brook, Illinois 60523, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto DEREK CLARKE, a married man, having an address at 5430 N. Sheridan Road #302, Chicago, Illinois 60640 ("Grantee"), the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

UNIT P-40 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5430 NORTH SHERIDAN CONDOMENUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0631715066, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-08-206-031-1089

Address: 5430 N. Sheridan Road #P-40, Chicago, Illinois 60640

TO HAVE AND TO HOLD the said premises with the appurtenances forever, for the uses and purposes herein set forth, subject to: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record, including restrictions in the documents recorded as document numbers 0631715066, 05181411936, 1511729069, 0525734063, 4296176, 2834475; building lines and easements; and Grantee's mortgage, if any.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and his heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited.

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In Witness Whereof, said Grantor has caused its name to be executed as of this 10th day of August, 2020.

Chicago Belmont, LLC, an Illinois limited liability company

By: Oxford Bank & Trust, its sole member

By:

Thomas E. Staib, Vice President

ACKNOWLEDGMENT

State of Illinois

55:

County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas E. Staib, known to me as a Vice President of Oxford Bank & Trust, the sole member of Chicago Belmont, LLC, an Illinois limited liability company, and 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 that he signed, sealed and delivered the said instrument as such officer of the sole member of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of August, 2020.

My Commission Expires: γ -19-2023

Notary Public

"OFFICIAL SEAL"
CATERINA BARAN
Notary Publio, State of Illinote
My Commission Expires 7/19/2023

REAL ESTATE TRANSFER TAX			25-Aug-2020	
		A STATE OF THE PARTY OF THE PAR	COUNTY:	7.00
		SUC	ILLINOIS:	14.00
-			TOTAL:	21.00
1.	4-08-206	-031-1089	20200801658966	2-141-172-192

REAL ESTATE TRA	25-Aug-2020	
	CHICAGO: CTA: TOTAL:	105.00 42.00
14-08-206-031-108	39 20200801658966	0-961-139-168

^{*} Total does not include any applicable penalty or interest due.