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Doc#: 2035201190 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2020 02:34 PM Pg: 1 of 3

Dec ID 20201101655748
ST/CO Stamp 1-695-546-336 ST Tax \$167.00 CO Tax \$83.50
City Stamp 0-287-112-160 City Tax: \$1,753.50

THIS INSTRUMENT WAS
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE

FILE # 3051089

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 30th day of September, 2020 by Webster I, LLC, 5027 N. Harding, an Illinois limited liability company ("Grantor"), having an address of 4712 MEADOW VIEW CIRCLE, SARASOTA, FL 34233 to 5029 North Harding LLC, an Illinois limited liability company ("Grantee"), having an address of 3039 N. Lincoln, Chicago, IL 60657.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises");

Common street address: 5027-1 N. Harding Ave, Chicago, IL 60625
Parcel Identification Number (PIN): 13-11-305-019-1004

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, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

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EXHIBIT A

LEGAL DESCRIPTION

Unit No. 5027-1W in 5027-29 Harding Condominium, as delineated and defined on a plat of survey of the following described tract of land: Lot 22 (except the South 6 feet thereof) and the South 25 feet 4 inches of Lot 23 in Albany Park, a subdivision of the Southwest Quarter of Section 11, Township 40 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded as document no. 8870597, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded April 25, 2006 as document no. 0611531057, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

5027-1W North Harding Avenue
Chicago, IL 60625

MAIL AFTER RECORDING TO:

Pioneer Realty Group
Attn: Helen Bailey
3039 N. Lincoln
Chicago, IL 60657

MAIL TAX BILLS TO:

Pioneer Realty Group
Attn: Helen Bailey
3039 N. Lincoln
Chicago, IL 60657