

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY:

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

Doc#: 2035206140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/17/2020 02:11 PM Pg: 1 of 3

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ST/CO Stamp 0-032-177-120 ST Tax \$162.50 CO Tax \$81.25  
City Stamp 0-882-411-488 City Tax: \$1,706.25

FOR RECORDER'S USE ONLY

**FIRST AMERICAN TITLE**

**FILE # 3051086 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: 5027-2E N. Harding Ave, Chicago, IL 60625  
Parcel Identification Number (PIN): 13-11-306-019-1002

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.

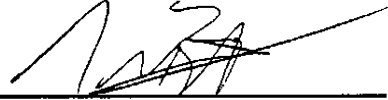
TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner 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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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

**Webster I, LLC - 5027 N. Harding, an Illinois limited liability company**



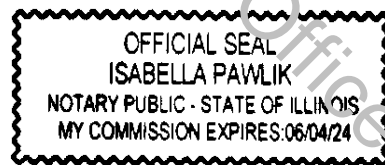
**James David Edgerton, its Manager/Member**

STATE OF Illinois )  
 ) SS.  
COUNTY OF Will

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **James David Edgerton**, not as an individual but as Manager/Member of the Webster I, LLC - 5027 N. Harding, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of September, 2020.

Isabella Pawlik  
NOTARY PUBLIC  
My commission expires: 6/4/24



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## EXHIBIT A

### LEGAL DESCRIPTION

Unit No. 5027-2E 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:

5027-2E 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