SPECIAL WARRANTY DEED

This instrument was prepared by: Alexander Demchenko, Esq. Demchenko Law, P.C. 120 N. LaSalle St., Suite 950 Chicago, IL 60602 Doc#. 2102506105 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk Date: 01/25/2021 10:44 AM Pg: 1 of 4

Dec ID 20201001637739

ST/CO Stamp 0-637-613-024 ST Tax \$392.00 CO Tax \$196.00

City Stamp 1-964-921-824 City Tax: \$4,116.00

THE GRANTOR, 23 JACKSON LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, CONSUELO M. VENEGAS and JUAN CARLOS CASTANEDA, husband and wift, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

Property Index Numbers: 17-18-113-051-0000 and 17-18-113-052-0000 (underlying)

Address of Real Estate: 2304 W. Jackson Blvd., Unit AV, Chicago, IL 60612

Together with all and singular the hereditaments and appurte ances 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 dernand whatsoever of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate 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 real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on 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 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.

Dated this 23 day of October, 2020.
23 JACKSON LLC
By: Mexacelle Lancheuco Its Authorized Agent STATE OF ILLNOIS) SS. COUNTY OF COOK) I, the undersigned a Notary Public in and for said County, in the State aforesaid, DC HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of 23 Jackso LLC, an Illinois limited liability company ("Company"), and personally known to me to be th same person whose name is subsor bed to the foregoing instrument, appeared before me this da in person and acknowledged that as such authorized agent, he signed and delivered the sai instrument and caused the seal of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth. Given under my hand and seal, this 33 day of October, 2020. Notary Public JOHN J. O'MALLEY OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires July 28, 2024
AFTER RECORDING, MAIL TO: SEND SUBSEQUENT TAX BILLS TO:
Consueto M. Veregos & Jun Carlos Castameda
3304 W. Janeson Bis., #4W > (Same)
Critago, It Gours

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 4W IN 2304 W. JACKSON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14, 15, 16, AND 17 (EXCEPT THE WEST 1.17 FEET OF LOT 17) IN TRAVER'S SUBDIVISION OF SUBLOTS 1, 2, 5, 6, 10, 11, 12 AND 13 OF LOTS 8, 9, AND 10 OF BLOCK 10 OF ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14. FAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER (TO THE DECLARATION OF WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8 AND ROOF RIGHTS R-4W, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER

Property Index Numbers: 17-18-113-051-0000 and 17-18-113-052-0000 (underlying)

Commonly Known As: 2304 W. Jackson Blvd., Unit 4W, Chicago, IL 60612

REAL ESTATE TRANSFER TAX		27-Oct-2020
A 200	CHICAGO:	2,940.00
	CTA:	1,1/6.00
	TOTAL:	4,116,00 *
17-18-113-051-0000	20201001637739	1-964-921-821

1 Total does not include any applicable penalty or interest que.

REAL ESTATE TRANSFER TAX





COUNTY 196.00 LLINOIS: 392.00 TOTAL: 588.00

27-Oct-2020

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EXHIBIT "B" PERMITTED EXCEPTIONS

- 1. General real estate taxes not yet due and payable at the time of Closing;
- 2. Applicable zoning and building laws and ordinances;
- 3. The Illinois Condominium Property Act;
- 4. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 2304 W. Jackson Condominiums dated October 15, 2020 and recorded with the Recorder of Deeds of Cook County, Illinois on (To Follow) as Document number (To Follow), including the plat, and any amendments thereto;
- 5. Encreachments, if any, which do not materially affect the use of the real estate as a residential condominion:
- 6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
- 7. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
- 8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
- 9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
- 10. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.