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SPECIAL WARRANTY DEED

Doc#: 2102506105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2021 10:44 AM Pg: 1 of 4

This instrument was prepared by:
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Chicago, IL 60602

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 wife, 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 HERETO 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 4W, Chicago, IL 60612

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 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.

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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, EAST 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 follow)~~,* TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

* 2031516043


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



~~(to follow)~~. 2031516043

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
	CHICAGO:	2,940.00
	CTA:	1,176.00
	TOTAL:	4,116.00 *
17-18-113-051-0000 20201001637739 1-964-921-824		

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

REAL ESTATE TRANSFER TAX		27-Oct-2020
	COUNTY:	196.00
	ILLINOIS:	392.00
	TOTAL:	588.00
17-18-113-051-0000 20201001637739 0-637-613-024		

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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. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
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.