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SPECIAL WARRANTY DEED

Doc# 2105017124 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/19/2021 03:30 PM Pg: 1 of 4

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Dec ID 20210101625482
ST/CO Stamp 1-940-374-544 ST Tax \$418.00 CO Tax \$209.00
City Stamp 1-361-585-168 City Tax: \$4,389.00

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, **NANCY WALKER**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* = an unmarried woman

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 1E, 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.

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.

A20-51086 30.

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Dated this 27 day of January, 2021.

23 JACKSON LLC

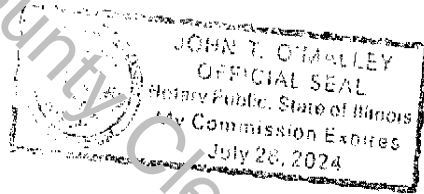
By: Alexander Demchenko
Its Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of 23 Jackson LLC, an Illinois limited liability company ("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 as such authorized agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement 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 27 day of January, 2021.

[Signature]
Notary Public



AFTER RECORDING, MAIL TO:

Cosentino Law Firm
213 S. 2nd St.
DeKalb, IL 60115

SEND SUBSEQUENT TAX BILLS TO:

Nancy Walker
2304 W. Jackson Blvd., Apt 1E
Chicago, IL 60612

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 1E 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 2031516043, TOGETHER 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-3 AND ROOF RIGHTS R-1E, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2031516043.

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

Commonly Known As: 2304 W. Jackson Blvd., Unit 1E, Chicago, IL 60612

REAL ESTATE TRANSFER TAX		02-Feb-2021
	CHICAGO:	3,135.00
	CTA:	1,254.00
	TOTAL:	4,389.00 *
17-18-113-051-0000 20210101625482		1-361-585-168

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

REAL ESTATE TRANSFER TAX		02-Feb-2021
	COUNTY:	209.00
	ILLINOIS:	418.00
	TOTAL:	627.00
17-18-113-051-0000 20210101625482		1-940-374-544

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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 January 15, 2021 and recorded with the Recorder of Deeds of Cook County, Illinois on November 10, 2021 as Document number 2031516043, 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.