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SPECIAL WARRANTY DEED

Doc#: 2115546142 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/04/2021 11:41 AM Pg: 1 of 3

Prepared by:
John T. Comet, Esq.
HP Ventures Group LLC-
3935 N. Western Project
5000 West Lawrence Avenue
Chicago, IL 60630

Dec ID 20210501642321
ST/CO Stamp 1-403-533-584 ST Tax \$85.00 CO Tax \$42.50
City Stamp 1-671-969-040 City Tax: \$892.50

Above space for Recorder's use only

KNOW ALL MEN BY THESE PRESENTS, THAT HP Ventures Group LLC - 3935 N. Western Project (the "Grantor") of the County of Cook and State of Illinois for and in consideration of ten dollars (\$10.00), and for other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey, release, and warrant (for any claims through or under grantor) subject to the below noted exceptions to title unto Chicago Title Land Trust Company, as Trustee of Trust Number 8002356147 dated May 17, 2021 (the "Grantee") all the right, title, interest, claim or demand, whatsoever HP Ventures Group LLC - 3935 N. Western Project has acquired to the premises therein described, as follows, to wit:

UNIT IN THE 3935 N. WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 19 AND 20 (EXCEPT THOSE PARTS THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19) ALL IN THE SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 0831918005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and Granter reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.


Permanent Index Number(s): 14-19-100-036-1001

Address: 3935 N. Western, Unit 1N, Chicago, IL 60618

Subject to the following exceptions to title: general taxes for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, other governmental regulations and exceptions noted in the Title Exceptions exhibit attached.

Dated this 27th day of May, 2021

HP Ventures Group LLC - 3935 N. Western Project,
an Illinois limited liability company
By: Hi-Pointe Development Corporation
Its: Sole Manager


Steven J. Cook, President

21779114-IL

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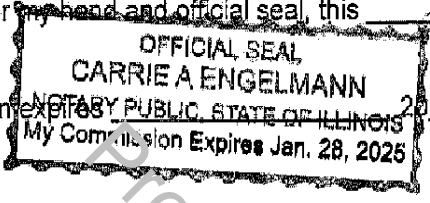
STATE OF ILLINOIS)

SS.:

COUNTY OF COOK)

I, Carrie A. Engelmann the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Cook 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 he/she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of May, 2021



Commission Expires _____

[Signature]
NOTARY PUBLIC

MAIL TO:

CTLTC #8002386147
10 S. Basalle St, #2750
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

CTLTC #8002386147
10 S. Basalle St, #2750
Chicago, IL 60603

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EXHIBIT A PERMITTED EXCEPTIONS

1. TAXES FOR YEARS NOT YET DUE AND PAYABLE.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS, EXCEPTING THEREFROM THOSE PROHIBITED BY LAW, CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 14, 2008 AS DOCUMENT NUMBER 0831918005, AS AMENDED FROM TIME TO TIME. LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
3. TERMS, CONDITIONS AND PROVISIONS OF AN ORDINANCE RECORDED DECEMBER 30, 2014 AS DOCUMENT NUMBER 1436433018 ESTABLISHING SPECIAL SERVICE AREA NUMBER 38.

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