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2117347031D

Doc# 2117347031 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/22/2021 02:18 PM PG: 1 OF 6

This Instrument Prepared By:

J. Diego Ledesma, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 21st Floor
Chicago, Illinois 60611-3607

Upon Recordation Return to:

Maria Cristiano, Esq.
Pellegrini & Cristiano

6817 W. North Avenue
Oak Park, Illinois 60502

SPECIAL WARRANTY DEED

THIS INDENTURE made this 8TH day of June, 2021, between **ORCHARD FULLERTON CONDO LLC**, a Delaware limited liability company ("Grantor"), whose address is 444 West Lake Street, Suite 2400, Chicago, Illinois 60606, and **LEE LEIBIG and NANCY LEIBIG**, husband and wife, as tenants by the entirety ("Grantee"), of 2350 N. Orchard Street, Unit 201, Chicago, Illinois 60614 (the "Grantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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 herein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, building, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or

REAL ESTATE TRANSFER TAX

22-Jun-2021



COUNTY:	1,250.00
ILLINOIS:	2,500.00
TOTAL:	3,750.00

CA 1561 E30000051


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demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor 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 as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX		22-Jun-2021
	CHICAGO:	18,750.00
	CTA:	7,500.00
	TOTAL:	26,250.00 *

14-33-101-012-0000 | 20210601660079 | 1-092-103-440

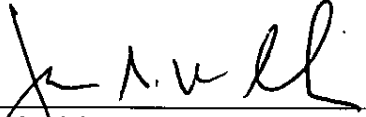
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

ORCHARD FULLERTON CONDO LLC,
a Delaware limited liability company

By: 
James R. Walsh
Authorized Signatory

Property of Cook County Clerk's Office

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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 James R. Walsh, the authorized signatory of Orchard Fullerton Condo LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument and his/her own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of June, 2021.

G. Van Moer
Notary Public

My Commission Expires:

9/12/22



Send Future Tax Bills To:

LEIBIG
2350 N. ORCHARD #201
CHICAGO, IL 60614

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 201 AND PARKING SPACE P-229 and P-230 IN THE ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY IN W. G. DOW'S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ORCHARD, A CONDOMINIUM RECORDED OCTOBER 30, 2020 AS DOCUMENT NUMBER 2030417065, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS AS SET FORTH IN DECLARATION OF RESTRICTIVE COVENANTS AND COMMON AREA RECIPROCAL EASEMENT AGREEMENT DATED AS OF NOVEMBER 19, 2018 AND RECORDED DECEMBER 05, 2018 AS DOCUMENT NUMBER 1833916054 BY AND BETWEEN LINCOLN FULLERTON REIT-PROPERTY LLC AND ORCHARD FULLERTON CONDO LLC FOR DOCK FACILITIES, GARAGE ENCROACHMENT, OUTDOOR PATIO AND EGRESS WALKWAY, ENCROACHMENT, AND TEMPORARY CONSTRUCTION.

Permanent Index Number:	14-33-101-012-0000 14-33-101-014-0000
Address of Real Estate:	2350 N. Orchard Street, Unit 201, P-229 and P-230 Chicago, Illinois 60614

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EXHIBIT B

PERMITTED ENCUMBRANCES

(1) General real estate taxes not due and payable at the time of closing; (2) the Act; (3) the Plat and the Condominium Declaration, including all other amendment and exhibits thereof; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any, which do not materially adversely affect the use of the Residential Unit as a residence; (6) leases and licenses affecting the Common Elements; (7) easements, agreements, conditions, covenants, and restrictions of record, which do not materially adversely affect the use of the Residential Unit as a residence; (8) the First REA and the Second REA; (9) any construction easement agreement including all amendments and exhibits thereto; (10) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (11) the right of repurchase as provided in Paragraph 23 below; (12) liens and other matters of title over which the title insurance company selected by Seller as provided in Paragraph 5(b) above ("Title Insurer") is willing to insure at Seller's expenses; and (13) rights of the public, the City of Chicago, and the State of Illinois in and to that part of the land taken and used for alley, roads and highways, if any.