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THIS DOCUMENT WAS PREPARED BY:
Ryan Tunney
Brown, Udell, Pomerantz & Delrahim, Ltd.
225 West Illinois Street, Suite 300
Chicago, IL 60654

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Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2021 11:47 AM Pg: 1 of 6

Dec ID 20210501649272
ST/CO Stamp 2-144-172-304 ST Tax \$217.00 CO Tax \$108.50
City Stamp 0-805-574-928 City Tax: \$2,278.50

AFTER RECORDING RETURN TO:
Roy D. Winn
Law Offices of Roy D. Winn
27W140 Roosevelt Road, Suite 201
Winfield, IL 60190

MAIL SUBSEQUENT TAX BILLS TO:
Sonia Hernandez
1524 S. Sangamon Street, Unit 611
Chicago, IL 60608

PT 21-72342

[This space reserved for recording data.]

1042

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 24th day of May, 2021, by Rocky Buerger, a married man, (the "Grantor"), to Sonia Hernandez (the "Grantee").

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and legally described on Exhibit A attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

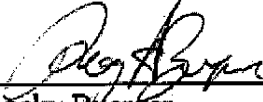
TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WILL WARRANT AND FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in Exhibit B attached hereto.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the date first set forth above.



Rocky Buerger

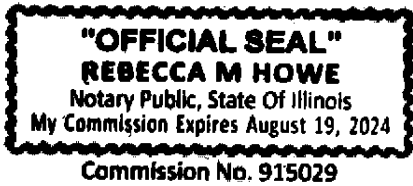
STATE OF ILLINOIS)
)
COUNTY OF COOK) ss:

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **ROCKY BUERGER**, 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 he signed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 24TH day of May, 2021.



Notary Public



PROCESSED BY COOK COUNTY CLERK'S OFFICE

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EXHIBIT A TO DEED

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 611-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS A 66.00 FOOT RIGHT-OF-WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 86 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 04763032 AND 0010238993), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 WEST ALONG SAID EAST LINE 152.79 FEET TO A POINT ON A LINE LYING 152.79 HI NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT RAVING A RADIUS OF 54.00 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, TOGETHER ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NON EXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142.

WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE A7-S, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME.

Commonly known as: 1524 South Sangamon Street, Unit 611, Chicago, IL 60608

PIN: 17-20-232-050-1062

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. The lien of taxes for the years 2nd Installment 2020 and thereafter;
2. Existing unrecorded leases, other than those shown herein, and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, which leases do not contain an option to purchase or right of first refusal to purchase.
3. Declaration of easements dated June 20, 2002 and recorded June 23., 2002 as Document 0020697459 made by South Campus Development Team, L.L.C., an Illinois Limited Liability Company, as it relates to parking uses declares that the loft property and development parcel are subjected to the terms of this declaration and that such property shall be hereafter owned, held, transferred, sold, conveyed, occupied, mortgaged and encumbered subject to the covenants, conditions, restrictions and easements hereinafter set forth, all of which run with land and shall be binding upon and inure to the benefit of the owners, Mortgagees and any other persons from time to time having or acquiring any right, title or interest in the property or any portion thereof.
4. Covenants and restrictions (But omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) Is exempt under Chapter 42, Section 3607 of the United States Code or (B) Relates to handicap but does not discriminate against handicapped persons), contained in the Document recorded July 30, 2002 as Document No. 0020830661 which does not contain a reversionary or forfeiture clause.
5. Driveway easement dated July 25, 2003 and recorded July 30, 2003 made by South Campus Development Team, L.L.C., an Illinois Limited Liability Company as it relates to access, declares that the condominium property and townhome property are subjected to the terms of this declaration and that such property shall be hereafter owned, held, transferred, sold, conveyed, occupied, mortgaged and encumbered subject to the covenants, conditions, restrictions and easements hereinafter set forth, all of which run with land and shall be binding upon and inure to the benefit of the owners, mortgagees and any other persons from time to time having or acquiring any right, title or interest in the property or any portion thereof.
6. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to Vacated Alley.
7. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities.
8. Terms, conditions, and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency recorded March 4, 2003 as Document 030301127 Illinois State EPA no: 0316315221.

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9. Terms, conditions, and limitations contained in the no further remediation letter issued by the Illinois Environmental Protection Agency recorded November 14, 2003 as document 0331845180 Illinois State EPA No: 0316315221.
10. Terms, conditions, and limitations contained in the university of Illinois South Campus Redevelopment agreement for University Village dated January 11, 2000 recorded January 14, 2000 as Document 00036676.
11. Limited common element parking space transfer amendment to the second amended and restated declaration condominium for University Village loft condominium Association is recorded February 4, 2015 as Document Number 1503518066.
12. Easement in favor of Comcast of South Chicago, Inc., its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded/filed as Document No. 1527834052, affecting the common elements.

Property of Cook County Clerk's Office