

# UNOFFICIAL COPY

Doc#: 2122146369 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/09/2021 02:00 PM Pg: 1 of 5

216NW 048219SK LB  
This Instrument is Prepared By:

Tara M. Coffman, Esquire  
SATC|Law  
222 West Adams Street, Suite 3050  
Chicago, Illinois 60606

Dec ID 20210801629108  
ST/CO Stamp 1-055-763-216 ST Tax \$1,559.00 CO Tax \$779.50  
City Stamp 0-042-370-832 City Tax: \$16,369.50

Upon Recordation Return to:

Ira Piltz, Esquire  
The Law Offices of Ira Piltz, Ltd.  
8170 McCormick Bldg 1, Suite 126  
Skokie, IL 60076

## SPECIAL WARRANTY DEED

THE GRANTOR, JOEL HUFFMAN, an unmarried man, with an address of 1010 W. Lake Street, Chicago, Illinois 60607, for and in consideration of TEN and NO/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, GRANTS, BARGAINS, SELLS, CONVEYS AND CONFIRMS unto MRE PORTFOLIO ONE, LLC, an Illinois limited liability company, with an address of 6538 W. Dakin Street, Chicago, IL 60634, its successors and assigns forever, all the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit A attached hereto.**

Together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described property.

TO HAVE AND TO HOLD the said property as described above, with the appurtenances, unto the Grantee and its successors and assigns, FOREVER.

And the Grantor, for itself and its successors, WILL WARRANT AND FOREVER DEFEND, said property against all persons lawfully claiming, or to claim the same, by, through or under it; provided, however, that this conveyance is made subject to the matters set forth on Exhibit B attached hereto.

Permanent Real Estate Index Numbers: 17-08-422-028-1001; 17-08-422-028-1002

Address of Real Estate: 1010 West Lake Street, Chicago, Illinois 60607

# UNOFFICIAL COPY

DATED THIS 5<sup>th</sup> day of August, 2021

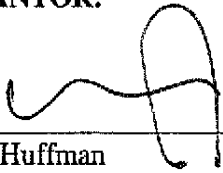
Send Tax Bills To:  
MRE PORTFOLIO ONE, LLC  
6538 W. Dakin Street  
Chicago, IL 60634

**\*SIGNATURES IMMEDIATELY FOLLOW\***

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

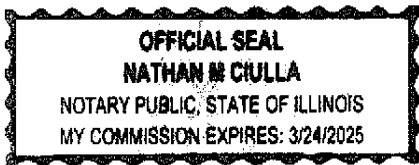
**GRANTOR:**


  
\_\_\_\_\_  
Joel Huffman

STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS:

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Joel Huffman, 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 signed, sealed, and delivered the said instrument as his 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 22 day of July, 2021.



  
\_\_\_\_\_  
Notary Public

# UNOFFICIAL COPY

## EXHIBIT A

Order No.: 21GNW048219SK

For APN/Parcel ID(s): 17-08-422-028-1001, 17-08-422-028-1002 and

---

PARCEL 1:

UNITS 1 AND 2 IN THE 1010 WEST LAKE STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 3 AND 4 IN BARLING AND DAVIS' SUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 23 IN CARPENTERS' ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 4, 5, 6 AND 7 FOR A DISTANCE OF 75.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 40 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 3 AND 4 FOR A DISTANCE OF 25.18 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 57 SECONDS WEST 100.55 FEET TO THE NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES 40 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF LOTS 3 AND 4 FOR A DISTANCE OF 25.18 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 57 SECONDS EAST 100.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 2010 AS DOCUMENT 1022534113 AND RECORDED OCTOBER 15, 2010 AS DOCUMENT 1028844125, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE UNIT NOS. 1 AND 2 AND OFF-STREET PARKING SPACES NO. 1 AND 2, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1022534113.

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

Chicago Title Insurance Company File No. 21GNW048219SK

1. General real estate taxes for the years 2020 (2<sup>nd</sup> installment) and 2021.
2. Dedication by S. Leonard Boyce and Helen I. Boyce, his wife and Frederick J. Ratsch and Mabel M Ratsch, his wife to the North 8 feet of Lots 4, 5, 6 and 7 and the North 8 feet of Lot 16 aforesaid, and the South 8 feet of Lot 10 in Block 23 aforesaid and for a private alley for the joint and mutual occupants of said land and other property dated October 5, 1914 and recorded October 23, 1914 in Book 138187 Page 22 as document 5518049.
3. Rights of the City of Chicago and the public in general to the use of alley on the North 8 feet of Lots 4, 5, 6 and 7 and Lot 16 aforesaid.
4. Public Utility Easement evidenced by overhead electric wires located mainly over the Northerly portion of the property as shown by a survey made August 23, 2004 by United Survey Services, LLC and known as Job No. 2004-12088.
5. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded August 13, 2010 as Document No. 1022534113, as amended from time to time; and  
(B) Limitations and conditions imposed by the Condominium Property Act.