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THIS INSTRUMENT
PREPARED BY:

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KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

Doc# 2122534108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/13/2021 12:09 PM Pg: 1 of 3

Dec ID 20210701620513
ST/CO Stamp 0-562-207-504 ST Tax \$134.00 CO Tax \$67.00
City Stamp 2-029-157-136 City Tax: \$1,407.00

FOR RECORDER'S USE ONLY



21NW7144313A90
1/1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 13th day of July, 2021 by **Reyna Adriana Garcia, as a single individual** ("Grantor"), having an address of 4054 W. Nelson Chicago, IL 60641 to **Suburban Skies LLC** ("Grantee"), having an address of **P.O. Box 174, Highland Park, IL 60035-01740**.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises").

PIN: **13-11-313-030-1013**
Address of Real Estate: **4946 N. Harding Avenue, Unit 3W, Chicago, IL 60625**

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 Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it 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 the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2020 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

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IN WITNESS WHEREOF, said Grantor has caused their name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

Reyna A. Garcia
Reyna Adriana Garcia

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Reyna Adriana Garcia**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 13th day of July, 2021.

[Signature]
NOTARY PUBLIC
My commission expires: _____



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3W IN THE 4944-46 N. HARDING AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 AND 6 IN PREGLER'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 (EXCEPT THE SOUTH 108 FEET THEREROF) IN SPIKINGS SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 3781436, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527118014, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE LAND IS COMMONLY KNOWN AS:

4944-46 N. Harding, UNIT 3W, CHICAGO, IL 60625

13-11-313-030-1013

MAIL AFTER RECORDING TO:

TigerLaw
Attn: Dana Smith
220 N. Green Street
Chicago, IL 60607

MAIL TAX BILLS TO:

Suburban Skies LLC
P.O. Box 174
Highland Park, IL 60035-0174

Property of Cook County Clerk's Office