

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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2127341068D

754 766-1S 10f2
This Instrument Prepared by:
Marc D Sherman
Marc D Sherman & Colleagues PC
3700 W Devon Ave, Ste E
Lincolnwood IL 60712

Doc# 2127341068 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2021 02:48 PM PG: 1 OF 7

After Recording Return to:
Law Office of ^{RCY rolls} ~~Dianne~~
9721 W. 165th St., Suite 22
Orland Park, IL
60467

This space reserved for Recorder's use only.

PIN NO.-20-23-118-023-0000

Send Subsequent Tax Bills to:
Rachel Elaine Bernier-Green
Jaryd Justin Bernier-Green
6532 S Minerva Ave., Unit 15
Chicago, IL 60637

SPECIAL WARRANTY DEED

This Indenture is made as of August 4, 2021 between KINGSTON DTA GROUP LLC, 6532 S MINERVA, an Illinois limited liability company ("Grantor"), whose address is c/o Annette Jakubczyk, Manager, Kingston DTA Group LLC, 830 Setor Court #7, Wheeling, Illinois 60090, and RACHEL ELAINE BERNIER-GREEN AND JARYD JUSTIN BERNIER-GREEN, ^{*} ~~married couple~~, not as Tenants in Common but as Tenants by Entirety, ("Grantees"), whose address is 3862 S Lake Park Ave., Unit 3N, Chicago, IL 60653.

^{RCY} * wife and husband,

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 Grantees, and their successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois;

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

PROPERTY ADDRESS: 6532 S. MINERVA AVE UNIT 15
CHICAGO, IL 60637

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection

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therewith, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises; and

Grantor also hereby grants to the Grantees, their 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 Grantor 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; and

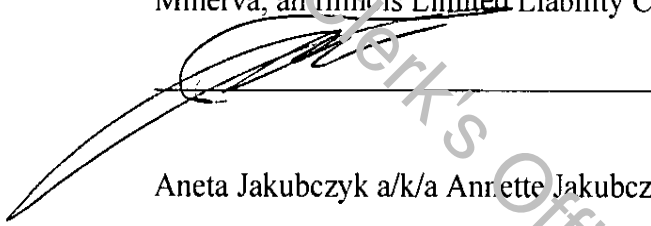
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantees, their 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.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

**KINGSTON DTA GROUP LLC, 6532 S
Minerva, an Illinois Limited Liability Company:**

 _____ (SEAL)

Aneta Jakubczyk a/k/a Annette Jakubczyk, Manager

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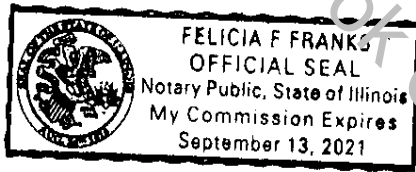
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ANETA JAKUBCZYK A/K/A ANNETTE JAKUBCZYK, as MANAGER of KINGSTON DTA GROUP LLC, 6532 S MINERVA, an Illinois limited liability company, , 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 and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 4th day of August, 2021

Seal here:

Felicia F. Franks
 Notary Public



COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 118 N. CLARK ST. ROOM 120
 CHICAGO, IL 60602-1387

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EXHIBIT B

PERMITTED EXCEPTIONS

- (1) General real estate taxes not due and payable at the time of closing;
- (2) Easements for drainage and utilities as shown on the plat, if any;
- (3) Covenants, conditions and restrictions contained in the instrument(s) recorded as document number(s) 2119319025.
- (4) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as document number 2119319025 for the 6532 S. Minerva Condominiums, as amended from time to time.
- (5) Limitations and conditions as imposed by the "Condominium Property Act."
- (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.

COOK COUNTY CLERK OFFICE
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EXHIBIT A

PARCEL 1: UNIT NUMBER 1S IN THE 6532 S. MINERVA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH FEET OF LOT 6 AND ALL OF LOT 7 IN BLOCK 2 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 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 RECORDED JULY 12, 2021, AS DOCUMENT NO. 2119319025, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING UNIT P-3 AND STORAGE SPACE S-4, LIMITED COMMON ELEMENT(S) AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 2119319025.

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 grantor 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.

PIN: 20-23-118-023-0000 (Affects underlying land)

Address: 6532 S. Minerva Ave, Unit 1S, Chicago IL 60637

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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REAL ESTATE TRANSFER TAX

27-Sep-2021



CHICAGO:	3,862.50
CTA:	1,545.00
TOTAL:	5,407.50

20-23-118-023-0000 | 20210801625799 | 1-441-390-736

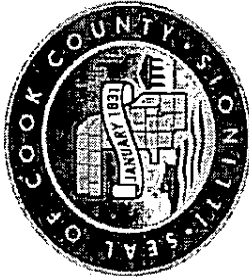
* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

27-Sep-2021



COUNTY:
ILLINOIS:
TOTAL:

257.50
515.00
772.50

20-23-118-023-0000

20210801625799

0-136-319-120

Property of Cook County Clerk's Office