

# UNOFFICIAL COPY

Doc#: 2128804059 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/15/2021 07:58 AM Pg: 1 of 4

## INSTRUMENT PREPARED BY:

Max J. Kanter, Esq.

Much Shelist, P.C.

191 North Wacker Drive, Suite 1800

Chicago, Illinois 60606

Dec ID 20211001603871

ST/CO Stamp 1-712-756-880 ST Tax \$1,575.00 CO Tax \$787.50

City Stamp 0-801-413-264 City Tax: \$16,537.50

## MAIL RECORDED DEED TO:

Judy DeAngelis

767 Walton Lane

Grayslake, IL 60030

## SEND TAX BILLS TO: /Grantee's Address

Leanne Holland and Peter Brues

1550 N. Clark St., Unit 502

Chicago, IL 60610

## FIRST AMERICAN TITLE SPECIAL WARRANTY DEED FILE # 3096237 (ILLINOIS) 10/1

THIS INDENTURE, made as of October 13, 2021, between 1550 North Clark (Chicago) Owner, LLC, a Delaware limited liability company ("Grantor"), and LEANNE HOLLAND and PETER BRUES, as Joint Tenants with rights of survivorship ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, their heirs and assigns, FOREVER.

Grantor also hereby grants to the Grantee, 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 property-described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(1) general real estate taxes not due and payable at the time of closing; (2) the Illinois Condominium Property Act; (3) the Plat and the Condominium Declaration recorded October 29, 2020 as document number 2030306079, including all other amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record (including applicable landmark designations and restrictions); (5) encroachments, if any, which do not materially adversely affect the use of the Purchased 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 Purchased Unit as a residence; (8) the Declaration of CC&Rs recorded October 29, 2020 as document number 2030306127, including all amendments and exhibits thereto, which at the time of the filing of the Condominium Declaration and the closing of the Purchased Unit will have been recorded with the Recorder of Deeds of Cook County and which Purchaser shall, by accepting the conveyance of the Purchased Unit, be deemed to have accepted and ratified as of the Closing Date; (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) liens and other matters of title over which the title insurance company is willing to insure at Seller's expense; and (12) 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 alleys, roads and highways, if any.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE TO FOLLOW]***

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

1550 North Clark (Chicago) Owner, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Name: Lee Golub  
Title: Authorized Signor

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 Lee Golub, as the authorized signor of 1550 North Clark (Chicago) Owner, LLC, a Delaware limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Business Manager he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this day of October 7<sup>th</sup>, 2021.

Notary Public: Karla Walls  
My commission expires: 2/6/25



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## EXHIBIT "A" LEGAL DESCRIPTION

### Parcel 1:

Unit No. 502 and Parking Space Unit No. P-1 and P-3 in the 1550 North Clark Condominium, as delineated and defined on a plat of survey of the following described tract of land: Part of Lot 7 in Subdivision of Lot 108 (except the South 120 feet thereof and except that part designated as retail parcels within the condominium declaration) in Bronson's Addition to Chicago in the Northeast Quarter of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, together with that part of vacated N. Clark Street; vacated W. North Avenue and vacated North-South public alley as described and shown on the plat of vacation recorded August 05, 2019 as document no. 1921722158, all taken as a tract, as shown on survey attached as Exhibit B, to the Declaration of Condominium Ownership recorded October 29, 2020 as document no. 2030306079, 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 Storage Locker S-3, a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

PINS (UNDERLYING): 17-04-206-006-0000

ADDRESS: 1550 North Clark Street, Unit 502, Chicago, Illinois 60610