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Doc# 2129949068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2021 10:13 AM Pg: 1 of 4

Dec ID 20211001614283
ST/CO Stamp 1-410-507-920 ST Tax \$515.00 CO Tax \$257.50
City Stamp 0-398-664-848 City Tax: \$5,407.50

FIRST AMERICAN TITLE
FILE # 3093584

COVER SHEET

Attached

For the Purpose of affixing Recording information

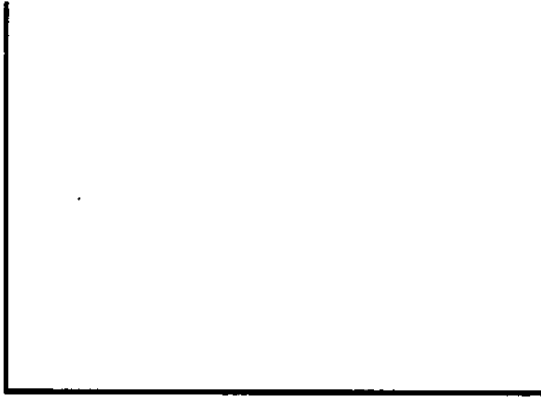
For this

Special Warranty Deed

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SPECIAL WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602



THE GRANTOR, **BLOOM ON MARQUETTE, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Managers pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **NATALIE GUEDEL**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *And Kyle Joss, a married couple as tenants by the entirety*

THE EAST 24.00 FEET OF THE WEST 146.00 FEET OF THE NORTH 131.10 FEET OF BLOCK 12 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART LYING WEST OF THE RAILROAD OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-23-224-021-0000

~~20-23-224-021-0000~~ 3 of 4
FIRST AMERICAN TITLE
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Address of Real Estate: 1355 E. Marquette Rd., Chicago, IL 60637

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 said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said real estate against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

[Signature Page Follows]

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Dated this 19th day of October, 2021.

BLOOM ON MARQUETTE, LLC

By: Alexander Demchenko
Authorized Agent

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 Alexander Demchenko, being the duly authorized agent of Bloom on Marquette, LLC, an Illinois limited liability company ("Company"), and 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 as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 19th day of October, 2021.

[Signature]
Notary Public



AFTER RECORDING, MAIL TO:

Tietz Law Firm
2445 Dean St. (Ste 1E)
St. Charles, 60175

Grantee's Address
SEND SUBSEQUENT TAX BILLS TO:

Natalie Guckel
1355 E. Marquette Rd.
Chicago, IL 60637

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EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing.
2. Applicable zoning and building laws and ordinances.
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence.
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence.
5. Declaration of Easement dated April 23, 2020 and recorded with the Recorder of Deeds of Cook County, Illinois on June 19, 2020 as Document number 2017108010.
6. No Further Remediation Letter dated September 20, 2021 and recorded with the Recorder of Deeds of Cook County, Illinois on October 18, 2021 as Document number 2129122032.
7. Certificate of Completion from the City of Chicago dated October 19, 2021 and recorded with the Recorder of Deeds of Cook County, Illinois on _____, 2021 as Document number _____.
8. Declaration of Covenants, Conditions and Restrictions Regarding Energy Credits and Monitoring dated October 19, 2021 and recorded with the Recorder of Deeds of Cook County, Illinois on _____, 2021 as Document number _____.
9. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee.
10. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee.
11. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.