

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This Special Warranty Deed made this October 22, 2021, between 1913 N. Halsted, Inc., a corporation organized and existing under the laws of the State of Illinois ("Grantor"), for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), in hand paid, hereby grants, sells and conveys to JEREMY L. STRICKLAND and GRACE ^{01/12/21} STRICKLAND, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety (collectively, "Grantee") the Real Property located in Cook County, Illinois and described on the attached Schedule, and commonly known as 1913 North Halsted Street, Unit 1, Chicago, Illinois, ⁶⁰⁶¹⁴ property index number 14-33-300-06-0000.



Doc# 2131225028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

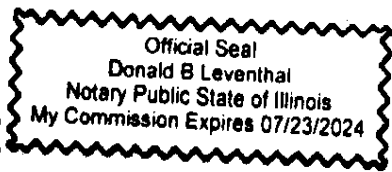
DATE: 11/08/2021 11:44 AM PG: 1 OF 4

Deed subject only to (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements of Grantee; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Grantee.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 provision of said declaration were recited and stipulated at length herein.

In Witness Whereof, the Grantor has set its hand and seal the date and year first written above.

State of Illinois)
County of Cook)



1913 N. Halsted, Inc.

By: *Pavel Zeldin*

Pavel Zeldin, President

The undersigned, a Notary Public in and for said county and state, does hereby certify that Pavel Zeldin, 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.

October 22, 2021

[Signature]

Notary Public

This instrument prepared by Donald B. Leventhal, 20 North Clark, #3300, Chicago, IL 60602.

S Y
P 4
S Y-1
SC
INT R

MAIL TO: 1913 N Halsted St, #1
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO: 1913 N Halsted
St #1, Chicago, IL 60614

Chicago Title 216 SA 60303647 1 OF 2 SMS

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 21GSA603036LP

For APN/Parcel ID(s): 14-33-300-016-0000

PARCEL 1:

UNIT NUMBER 1 IN 1913 N. HALSTED CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 131 FEET OF LOT 23 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 20 TO 24 BOTH INCLUSIVE IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

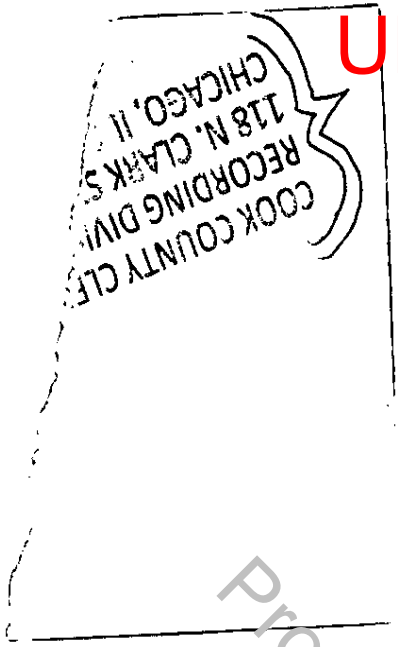
WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 29, 2021 AS DOCUMENT NUMBER 2130222011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE L.C.E FOR UNIT 1 AND BACKYARD L.C.E. FOR UNIT 1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 29, 2021 AS DOCUMENT NUMBER 2130222011.

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY



Property of Cook County Clerk's Office



CHICAGO:	11,925.00
CTA:	4,770.00
TOTAL:	16,695.00 *

14-33-300-016-0000 | 20211001616944 | 1-840-911-504

Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY



Property of Cook County Clerk's Office

COUNTY:	795.00
ILLINOIS:	1,590.00
TOTAL:	2,385.00



14-33-300-016-0000 | 20211001616944 | 1-348-867-216