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PT21-79248
1 of 2

Doc#: 2202717107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2022 12:58 PM 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 20220101602016
ST/CO Stamp 2-000-191-120 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 0-229-097-104 City Tax: \$11,025.00

MAIL RECORDED DEED TO:

Michael Wasserman
Michael H. Wasserman, P.C.
105 W. Madison Street, Suite 401
Chicago, IL 60602

SEND TAX BILLS TO:

Bibo Zhou and Wen Ma
6 North Bishop St., Unit 408
Chicago, IL 60607

SPECIAL WARRANTY DEED (ILLINOIS)

THIS INDENTURE, made as of January 20, 2022, between 14 NORTH BISHOP LLC, an Illinois limited liability company, ("Grantor"), and BIBO ZHOU and WEN MA, ~~as~~ *husband & wife, as tenants by the entirety* ("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 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 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, her 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:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreement, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the Purchased Unit); (vii) the Declaration recorded October 6, 2020 as document number 2028016052, as amended from time to time; (viii) the CCR recorded October 6, 2020 as document number 2028016053, as amended from time to time; (ix) the Municipal Code of the City of Chicago; (x) public and utility easements of record; (xi) private easements of record (provided such do not materially adversely affect the intended use of the Purchased Unit); (xii) leases, licenses, operating agreements, and other agreements affecting the common elements of the Property; (xiii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiv) installments due after Closing for assessments levied pursuant to the Declaration; (xv) liens and matters of title over which the title insurance company is willing to insure without cost to Purchaser; and (xvi) acts done or suffered by Purchaser, including without limitation, Purchaser's mortgage; provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

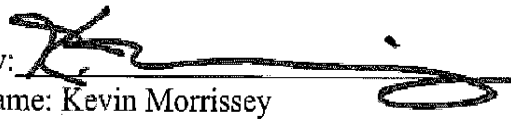
***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW]***

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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.

14 NORTH BISHOP LLC,
an Illinois limited liability company

By: Pipefitters Local 597, UA
Its: Manager

By: 
Name: Kevin Morrissey
Title: Business Manager

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 Kevin Morrissey as the Business Manager of Pipefitters Local 597, UA, which is the Manager of 14 North Bishop LLC, an Illinois 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 January 18, 2022.

Notary Public: Bridget M. Roth

My commission expires: 01/04/24



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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Units 408 and P-13 in the Eveq Condominium, as delineated on a survey of the following described real estate:

Certain Lots and parts of Lots in Block 4, together with certain vacated alleys and parts of vacated alleys in Block 4, all in Union Park Addition to Chicago, being a Subdivision of Lots 5 and 6 in Circuit Court Partition in the Southwest ¼ of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit A-1 to the Declaration of Condominium recorded October 6, 2020 as Document Number 2028016052, as amended from time to time, together with its undivided percentage interest in the Common Elements.

PARCEL 2:

Exclusive right to the use of storage locker number 24, a Limited Common Element, as delineated on the survey attached to the Declaration of Condominium recorded October 6, 2020 as Document Number 2028016052

PARCEL3:

Non-exclusive easement for emergency pedestrian ingress and egress to and from, over, on, and through the Retail Property, as granted in Article 3.1(f) and further defined in Article 3.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for 6 North Bishop Avenue, Chicago, Illinois recorded October 6, 2020 as Document Number 2028016053.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PINS (UNDERLYING): 17-08-333-021-0000; 17-08-333-022-0000; 17-08-333-031-0000

PINS (Unit and Parking 2021 forward): 17-08-333-041-1024 (Unit)
17-08-333-041-1045 (Parking)

ADDRESS: 6 North Bishop Street, Unit 408, Chicago, Illinois 60607