

A22-0150A

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc# 2208028398 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/21/2022 03:28 PM Pg: 1 of 4

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

Dec ID 20220301655177  
ST/CO Stamp 0-679-071-120 ST Tax \$394.00 CO Tax \$197.00

THE GRANTOR, **ELMPARK DEV INC.**, a corporation 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 the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **CHRISTIAN ORTIZ** and **LILIANA FABIOLA LOPEZ**, 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:

\*Cristian

\*\*both unmarried as joint tenants

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 12-36-206-057-0000 (underlying)

Address of Real Estate: 7230 W. Belden Ave., Unit 3, Elmwood Park, IL 60707

Together with all and singular the hereditaments and appurtenances therunto 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 "B" attached hereto and made a part hereof.

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.

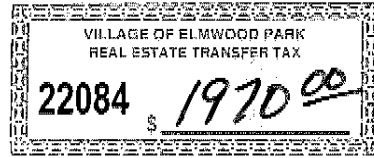
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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Dated this 17<sup>th</sup> day of March, 2022.

ELMPARK DEV INC.

By: Alexander Demchenko  
Authorized Agent

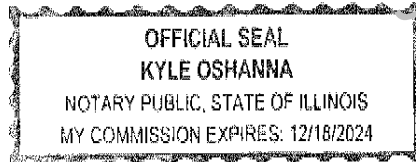


STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

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 Elmpark Dev Inc., an Illinois corporation, 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 corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 17<sup>th</sup> day of March, 2022.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX	
COUNTY:	197.00
ILLINOIS:	29.00
TOTAL:	591.00
12-36-2003-036-0030   20220301635-77   0-679-071-20	

**AFTER RECORDING, MAIL TO:**

Stephanie Orzoff  
1120 W Belmont  
Chicago, IL 60657

**SEND SUBSEQUENT TAX BILLS TO:**

Cristina Ortiz + Lilliana Fabiola  
7030 W Belden Ave Unit 3  
Elmwood Park, IL 60707

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## Legal Description

**PARCEL 1:**

UNIT 3 IN 7230 W. BELDEN CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 (EXCEPT THE EAST 80 FEET) IN HILLCREST, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, 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 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 15, 2022 AS DOCUMENT NUMBER 2207415016, 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 SPACE P-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2207415016.

Permanent Index Number: 12-36-206-038-0000 (underlying)

**Property Address:**

7230 W Belden Ave Unit 3  
Elmwood Park, IL 60707

Pin: 12-36-206-038-0000

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## EXHIBIT "B" 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. The Illinois Condominium Property Act;
4. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 7230 W. Belden Condominiums dated March 14, 2022 and recorded with the Recorder of Deeds of Cook County, Illinois on March 15, 2022 as Document number 2207415016, including the plat, and any amendments thereto;
5. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential residence;
7. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.