

# UNOFFICIAL COPY

1 of 2

This Instrument Prepared by:  
Marc D Sherman  
Marc D Sherman & Colleagues PC  
3700 W Devon Ave, Ste E  
Lincolnwood IL 60712

After Recording Return to:

Kendra Jones  
6532 S. Minerva Ave., 3S  
Chicago, IL 60637

754766-3S

Send Subsequent Tax Bills to:  
Kendra Jones  
6532 S Minerva Ave., Unit 3S  
Chicago, IL 60637

Citywide Title File No. 754766-3S



Doc# 2210213125 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2022 03:11 PM PG: 1 OF 8

*This space reserved for Recorder's use only.*

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

## SPECIAL WARRANTY DEED

This Indenture is made as of 6<sup>th</sup>, day of April, 2022 between **KINGSTON DTA GROUP LLC**, **6532 S MINERVA**, an Illinois limited liability company ("Grantor"), whose address is c/o Annette Jakubczyk, Manager, Kingston DTA Group LLC, 830 Seton Court #7, Wheeling, Illinois 60090, and **KENDRA JONES**, a ~~single~~ woman ("Grantee"), whose address is 1609 Warren Blvd., Chicago, IL 60612, **UNMARRIED**

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BAIGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and their successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois;

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises; and

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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 land described therein; and

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

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

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

**IN WITNESS WHEREOF**, Grantor has signed these presents as of the day and year first above written.

**KINGSTON DTA GROUP LLC, 6532 S  
Minerva**, an Illinois Limited Liability Company:

(SEAL)

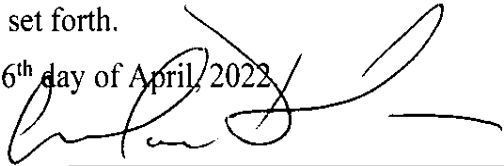
Aneta Jakubczyk a/k/a Annette Jakubczyk, Manager

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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ANETA JAKUBCZYK A/K/A ANNETTE JAKUBCZYK, as MANAGER of KINGSTON DTA GROUP LLC, 6532 S MINERVA, an Illinois limited liability company, , 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/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 6<sup>th</sup> day of April, 2022



\_\_\_\_\_  
Notary Public

Seal here:



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## Exhibit A

### Legal Description

PARCEL 1: UNIT NUMBER 3S IN THE 6532 S. MINERVA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 5 FEET OF LOT 6 AND ALL OF LOT 7 IN BLOCK 2 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2021 AS DOCUMENT NO. 2119319025, 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 UNIT P-6 AND STORAGE SPACE S-6, LIMITED COMMON ELEMENT(S) AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 2119319025.

PIN: 20-23-118-023-0000 VOL 260

COMMON ADDRESS: 6532 S MINERVA AVE., UNIT 3S, CHICAGO, IL 60637

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (1) General real estate taxes not due and payable at the time of closing;
- (2) Easements for drainage and utilities as shown on the plat, if any;
- (3) Covenants, conditions and restrictions contained in the instrument(s) recorded as document number(s) 2119319025.
- (4) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as document number 2119319025 for the 6532 S. Minerva Condominiums, as amended from time to time.
- (5) Limitations and conditions as imposed by the "Condominium Property Act."
- (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.

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## EXHIBIT "A"

**PARCEL 1: UNIT NUMBER 3S IN THE 6532 S. MINERVA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 5 FEET OF LOT 6 AND ALL OF LOT 7 IN BLOCK 2 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2021, AS DOCUMENT NO. 2119319025, 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 PARKING UNIT P-6 AND STORAGE SPACE S-5 LIMITED COMMON ELEMENT(S) AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 2119319025.**

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**REAL ESTATE TRANSFER TAX**

12-Apr-2022



**CHICAGO:** 3,150.00

**CTA:** 1,260.00

**TOTAL:** 4,410.00 \*

20-23-118-023-0000 | 20220401672364 | 1-587-032-976

\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

12-Apr-2022



<b>COUNTY:</b>	210.00
<b>ILLINOIS:</b>	420.00
<b>TOTAL:</b>	630.00

20-23-118-023-0000

| 20220401672364

| 0-724-816-784