

# UNOFFICIAL COPY

Doc#: 2213713471 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 03:01 PM Pg: 1 of 3

Dec ID 20220501616418  
ST/CO Stamp 0-073-408-400 ST Tax \$274.50 CO Tax \$137.25  
City Stamp 1-401-417-616 City Tax: \$2,882.25

## SPECIAL WARRANTY DEED

**FIRST AMERICAN TITLE**  
**FILE # AF1024096 1/1**

THE GRANTOR, Jocelyn E. Malamy ("Grantor") for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto Diane Z. Chase and Arlen F. Chase ("Grantees"), whose address is 1235 E 53<sup>rd</sup> St #3, Chicago, IL 60615, TO HAVE AND TO HOLD to Grantee and Grantee's successors and assigns forever, the following described real estate in the County of Cook, State of Illinois, to wit: **# AND ARLAN S.Z. CHASE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

See legal description attached hereto as Exhibit A and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; acts done by or suffered through Buyer; and general real estate taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

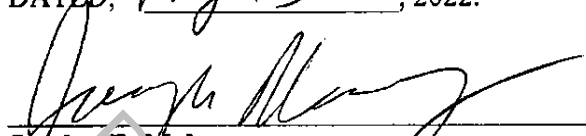
Permanent Real Estate Index Number(s): **20-11-413-020-1012**  
Address of Real Estate: is **1235 E 53<sup>rd</sup> St #3, Chicago, IL 60615**

Grantor warrants that the said real estate is free of any encumbrance made or suffered by

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Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

DATED, May 13, 2022.

  
\_\_\_\_\_  
Jocelyn E. Malamy

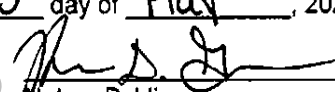
State of Illinois

), JSS:

County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Jocelyn E. Malamy** personally known to me to be the same person(s) whose **name(s)** are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 13 day of May, 2022.

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

Document Prepared By:  
**Law Offices of Ian B. Hoffenberg LLC**  
701 Main St. #202  
Evanston, IL 60202



After Recording Return To:  
**Diane Z. Chase and Arlen E. Chase**

~~1235 E 53rd St #3~~ 40 Stephen A. Witt  
~~Chicago, IL 60615~~ 30 S. Wacker Dr., #2200  
Chicago, IL 60606

Send Tax Bills To:  
**Diane Z. Chase and Arlen F. Chase**  
1235 E 53rd St #3  
Chicago, IL 60615

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## EXHIBIT A To Special Warranty Deed

UNIT NUMBER 1235-3 IN FOUR CORNERS 2 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4 AND THE EAST 12 FEET OF LOT 5 IN FRANCIS SCHELL'S RESUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, 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 AS DOCUMENT 24875193 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N(s). 20-11-413-020-1912

Of Cook County Clerk's Office