

# UNOFFICIAL COPY



Chicago Title Insurance Company

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY



\*2216122010\*

Doc# 2216122010 Fee \$88.00

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

KAREM A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2022 10:41 AM PG: 1 OF 5

THIS AGREEMENT, made this 27 day of May, 2022, between PENN PACIFIC PROPERTIES LP, a Delaware Limited Partnership, party of the first part, and AISHA RICE, party of the second part; WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and no/100 (\$10.00), and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the partners of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached Legal Description.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or 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 the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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: covenants, conditions and restrictions of record; building lines and easements; and general real estate taxes for the years 2<sup>nd</sup> Installment 2021 and subsequent years

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): 19-27-401-038-1246

Address(es) of Real Estate: 4351 West 76<sup>th</sup> Street, Unit C1507, Chicago, Illinois 60652

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its manager, the day and year first above written.

PENN PACIFIC PROPERTIES LP

By: Penn Pacific Administration LLC  
Its General Partner

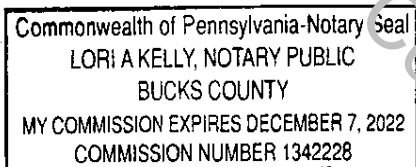


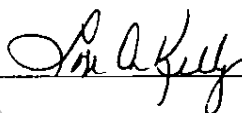
Alex Szathmary, Chief Operating Officer and Authorized Signatory

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alex Szathmary personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11 day of May, 2022



 (Notary Public)

**Prepared By:** Heather Ottenfeld  
180 West Washington Street  
Suite 810  
Chicago, Illinois 60602

Mail To:  
Aisha Rice  
4351 West 76<sup>th</sup> Street  
Unit C1507  
Chicago, IL 60652

Name & Address of Taxpayer:  
Aisha Rice  
4351 West 76<sup>th</sup> Street  
Unit C1507  
Chicago, IL 60652

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## Legal Description

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:** Unit C-1-1607 in the Ford City Condominium, as delineated on a Survey of the following described Real Estate: Part of the North 3/4 of Section 27, Township 38 North, Range 13 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 24911608, together with its undivided percentage interest in the common elements.

**PARCEL 2:** Easements Appurtenant to and for the benefit of Parcel 1 for Ingress and Egress as set forth in the Declaration of Easements recorded as Document 24748418 and created by Deed from American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated October 10, 1978 and known as Trust Number 45058 to Edward W. Healy and Agnes T. Healy recorded as Document 25022271.

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19-27-401-038-1246 | 20220601643345 | 2-035-175-504  
Total does not include any applicable penalty or interest due.

CHICAGO:	262.50
CTA:	105.00
TOTAL:	367.50 *

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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19-27-401-038-1246

20220601643345

0-187-191-376

COUNTY:	17.50
ILLINOIS:	35.00
TOTAL:	52.50

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