

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc# 2218933073 Fee \$62.00  
RMSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 07/08/2022 01:50 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

THE GRANTOR, **VOLO HOLDINGS, LLC – 850 WESTERN SERIES**, a limited liability company 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 its Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **SANDRA K. LEE and FRED W. LEE**, wife and husband, of the County of Cook, State of Illinois, not as tenants in common or joint tenants but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

- Permanent Index Numbers (underlying): 16-01-430-004-0000;
- 16-01-430-005-0000;
- 16-01-430-006-0000;
- 16-01-430-007-0000;
- 16-01-430-008-0000 and
- 16-01-430-009-0000.

Address of Real Estate: 2405 W. Iowa St., Unit 405, Chicago, IL 60622

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, 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

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## EXHIBIT "A" LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 405 IN 2405 W. IOWA CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20, 21, 22, 23, 24, 25 AND THE NORTH 14' OF LOT 26 (EXCEPTING THEREFROM THE COMMERCIAL SPACES LEGALLY DESCRIBED IN EXHIBIT "B" TO THE CONDOMINIUM DECLARATION DATED MAY 26, 2022 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 27, 2022 AS DOCUMENT NUMBER 2214719036) IN BLOCK 3 IN CARMICHAEL'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,


WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2214719036, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**



THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-7 AND P-8 AND ROOF RIGHTS R-405, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2214719036.

Permanent Index Numbers (underlying): 16-01-430-004-0000; 16-01-430-005-0000;  
16-01-430-006-0000; 16-01-430-007-0000;  
16-01-430-008-0000; and 16-01-430-009-0000.

Commonly Known As: 2405 W. Iowa St., Unit 405, Chicago, IL 60622

REAL ESTATE TRANSFER TAX		30-Jun-2022
	CHICAGO:	6,367.50
	CTA:	2,547.00
	<b>TOTAL:</b>	<b>8,914.50 *</b>
16-01-430-004-0000   20220601664793   1-332-992-080		

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

REAL ESTATE TRANSFER TAX		30-Jun-2022
	COUNTY:	424.50
	ILLINOIS:	849.00
	<b>TOTAL:</b>	<b>1,273.50</b>
16-01-430-004-0000   20220601664793   0-158-611-536		

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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 2405 W. Iowa Condominiums dated May 26, 2022 and recorded with the Recorder of Deeds of Cook County, Illinois on May 27, 2022 as Document number 2214719036, including the plat, and any amendments thereto;
5. Reciprocal Easement Agreement dated May 26, 2022 and recorded with the Recorder of Deeds of Cook County, Illinois on May 27, 2022 as Document number 2214719036;
6. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
8. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
9. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
10. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.