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Doc# 2233329046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2022 03:48 PM PG: 1 OF 5

FOR RECORDER'S USE ONLY

THIS INSTRUMENT
PREPARED BY:

CPT 22-85671
Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603 *22 00 26*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 20th day of September, 2022 by Helpico Ins, Inc, an Illinois corporation ("Grantor"), having an address of 1043 S. York Rd, LL3, Bensenville, IL 60106, to HMS Property Group 5301, LLC, an Illinois limited liability company ("Grantee"), having an address of 980 N Michigan Ave., Suite 1175 Chicago, IL 60611.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"): *County of Cook Clerk's Office*

Common street address: 54 N. Lockwood, Unit 54-G and P11, Chicago IL 60644
Parcel Identification Number (PIN): 16-09-322-033-1021; 16-09-322-033-1035

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 Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it 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 the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and for tax years 20__ and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

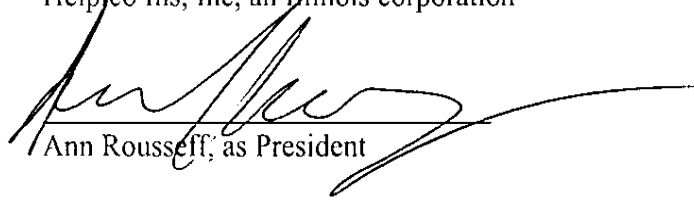
PROPER TITLE, LLC

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

Helpico Ins, Inc, an Illinois corporation



Ann Rousseff, as President

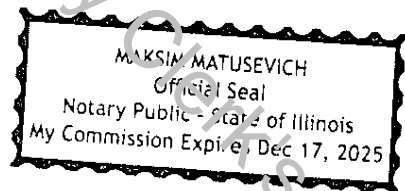
STATE OF IL)

COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Ann Rousseff, not as an individual but as President of the Helpico Ins, Inc, an Illinois corporation, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of September, 2022.


NOTARY PUBLIC
My commission expires: 12/17/25



Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 54-G and P11 IN THE WASHINGTON-LOCKWOOD CONDOMINIUM, AS DELINEATE ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1,2,3,4 AND 5 IN HJ. SHELDON'S SUBDIVISION OF THE EAST 1/2 OF THAT PART OF THE EAST ½ OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WASHINGTON BOULEVARD AND THE NORTH 12 RODS OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 11, 2006 AS DOCUMENT 0634516072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 54 N. Lockwood, Unit 54-G and P11, Chicago IL 60644

16-09-322-033-1021; 16-09-322-033-1035

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 S. LaSalle Street, Ste. 2910
Chicago, IL, 60603

MAIL TAX BILLS TO:

HMS Property Group
980 N Michigan Ave., Suite 1175
Chicago, Il 60611

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REAL ESTATE TRANSFER TAX

22-Nov-2022



CHICAGO:

453.75

STA:

181.50

TOTAL:

635.25*

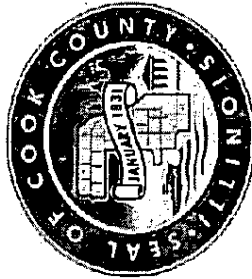
16-09-322-033-1021 | 20220901653249 | 1-582-277-9668

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

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REAL ESTATE TRANSFER TAX

22-Nov-2022



COUNTY:

30.25

ILLINOIS:

60.50

TOTAL:

90.75

16-09-322-033-1021

20220901653249

0-319-989-072

Property of Cook County Clerk's Office