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Doc#: 2304141052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 10:18 AM Pg: 1 of 4

Dec ID 20230201647534
ST/CO Stamp 1-574-451-024 ST Tax \$215.00 CO Tax \$107.50
City Stamp 0-608-909-136 City Tax: \$2,257.50

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12 day of Nov, 2022 by Julito I. Yranela and Adeluisa S. Yranela, husband and wife, as tenants by the entirety ("Grantor"), having an address of 6159 W Eddy St., Chicago, IL 60634, to 3825 N PINE GROVE LLC, an Illinois limited liability company ("Grantee"), having an address of 525 Quentin Road, Palatine IL 60067.

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"):

Common street address: 3825 N. Pine Grove, Unit 408 Chicago, IL 60613
Parcel Identification Number (PIN): 14-21-103-034-1059

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 special real estate taxes and assessments for tax years 2022 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.

This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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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:

[Handwritten Signature]

Julito L. Yranela

STATE OF FL)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Julito L. Yranela**, 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 12 day of November, 2022.

[Handwritten Signature]
NOTARY PUBLIC
My commission expires: 5/19/26

BRYCE GARRETT SMITH
Official Seal
Notary Public - State of Illinois
My Commission Expires May 19, 2026

Property of Cook County Notary Public's Office

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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:

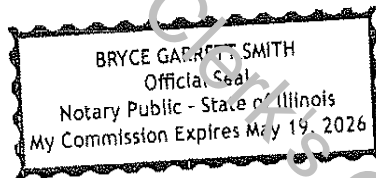
Adeluisa S. Yranela
Adeluisa S. Yranela

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 **Adeluisa S. Yranela**, 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 12 day of November, 2022.

[Signature]
NOTARY PUBLIC
My commission expires: 5/19/26



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EXHIBIT A

LEGAL DESCRIPTION

THE LAND IS COMMONLY KNOWN AS:

UNIT NUMBER 408 IN HARVARD HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 10, 11, 12 AND THE NORTH 30 FEET OF LOT 13 IN BLOCK 4 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25086543; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

3825 N. Pine Grove, Unit 408 Chicago, IL 60613

14-21-103-034-1058

MAIL AFTER RECORDING TO:

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

MAIL TAX BILLS TO:

3825 N PINE GROVE LLC
P.O Box 8
Deerfield, IL 60015