

# UNOFFICIAL COPY

Doc#: 2305841036 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2023 09:51 AM Pg: 1 of 3

THIS INSTRUMENT  
PREPARED BY:  
Vasili P. Liosatos  
KOVITZ SHIFRIN NESBIT  
175 N. Archer Avenue  
Mundelein, Illinois 60060

Dec ID 20230201659475  
ST/CO Stamp 0-292-413-264  
City Stamp 0-101-572-432

FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12 day of MARCH, 2021, by 663 W Grace Condominium Association, a not-for-profit corporation duly formed and existing under the laws of Illinois ("Grantor"), having an address of 175 N. Archer Ave, Mundelein, IL 60060, to Grace Street Apartments LLC, an Illinois limited liability company ("Grantee"), having an address of 525 N. Quentin Road, Palatine, Illinois 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 legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises");

PIN: **14-21-106-034-1083; 14-21-106-034-1084; 14-21-106-034-1085;  
14-21-106-034-1095; 14-21-106-034-1096**  
Address of Real Estate: **663 W. Grace Street, Parking Spaces P-3, P-4, P-5, P-15, and  
P-16, Chicago, IL 60613**

Together with all and singular the hereditaments and appurtenances thereto 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 describes, 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 year 2020 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.

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

Grantor:

663 W Grace Condominium Association, a not-for-profit corporation duly formed and existing under the laws of Illinois

Graziano Marcheschi  
Graziano Marcheschi, its Secretary

STATE OF ILLINOIS )  
COUNTY OF COOK )  
SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Graziano Marcheschi**, not as an individual but as Secretary of the 663 W Grace Condominium Association, a not-for-profit corporation duly formed and existing under the laws of Illinois, 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<sup>th</sup> day of MARCH, 2021.

Helen Kossoff

NOTARY PUBLIC

My commission expires: 01-15-2025



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## EXHIBIT A

### LEGAL DESCRIPTION

PARKING SPACES P-3, P-4, P-5, P-15 AND P-16 IN THE 663 WEST GRACE STREET CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN P. N. KOHLSAAT'S ADDITION TO CHICAGO BEING A SUBDIVISION OF LOTS 1, 2, 3, 12, 13 AND 14 IN BLOCK 6 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 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 NUMBER 26104048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**MAIL AFTER RECORDING TO:**

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

**MAIL TAX BILLS TO:**

Grace Street Apartments LLC  
P.O. Box 8  
Deerfield, IL 60015