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Doc#: 2310213218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2023 02:35 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Dec ID 20230401692715
ST/CO Stamp 0-454-771-920 ST Tax \$1,250.00 CO Tax \$625.00
City Stamp 2-129-511-632 City Tax: \$13,125.00

THE GRANTOR, **2640 N BOSWORTH LLC**, 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, **CAROLYN PEJSA** and **JEFFREY PEJSA**, married to one another, of the County of Cook, State of Illinois, in tenancy by the entireties, 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 Number: 14-29-300-058-0000 (underlying)

Address of Real Estate: 2640 N. Bosworth Ave., Unit 1N, Chicago, IL 60614

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 successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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Dated this 4 day of April, 2023.

2640 N BOSWORTH LLC

By: Alexander Demchenko
Its Authorized Agent

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of 2640 N Bosworth LLC, an Illinois limited liability company ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 4 day of April, 2023.

Jennie Condos
Notary Public



AFTER RECORDING, MAIL TO:

Carolyn & Jeffrey Pessa
2640 N. Bosworth Ave, Unit 1N
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

→ Same

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 1N IN 2640 N. BOSWORTH CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 35 AND 36 IN FISCHER AND LENKE'S SUBDIVISION OF LOT 9 (EXCEPT THE WEST 145 FEET AND EXCEPT THE EAST 48 FEET OF THE WEST 193 FEET OF THE SOUTH 120 FEET THEREOF) IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM DATED APRIL 10, 2023 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS ON FEBRUARY 10, 2023 AS DOCUMENT NUMBER 2304134017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND ROOF RIGHTS ON R-1N, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2304134017.

Permanent Index Number: 14-29-300-058-0000 (underlying)

Commonly Known As: 2640 N. Bosworth Ave., Unit 1N, Chicago, IL 60614

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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 2640 N. Bosworth Condominiums dated February 10, 2023 and recorded with the Recorder of Deeds of Cook County, Illinois on February 10, 2023 as Document number 2304134017, including the plat, and any amendments thereto;
5. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
7. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.