

UNOFFICIAL COPY

Doc#: 2312119190 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/01/2023 02:15 PM Pg: 1 of 2

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631

Dec ID 20230501609559

ST/CO Stamp 1-733-722-832 ST Tax \$1,010.00 CO Tax \$505.00

City Stamp 1-618-412-240 City Tax: \$10,605.00

Return and mail deed and tax statement to:

David Hill and
Brittony M. Croasdell
2209 W. Belmont Ave
Unit 1
Chicago, IL 60618

SPECIAL WARRANTY DEED

This Special Warranty Deed executed this 28th day of April 2023 by 2209 W BELMONT LLC, an Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois whose address is 20720 N. Meadows Ct, Kildeer, IL hereinafter called GRANTOR, grants to DAVID HILL, single person whose address is 1422 W. Carmen Ave, Apt 1, Chicago, IL AND BRITTONY M. CROASDELL single person whose address is 1910 W. Henderson, Apt 1, Chicago, IL as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and no cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

PARCEL 1:

UNIT 1 IN 2209 W BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN BLOCK 1 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM DATED MARCH 17, 2023 AND RECORDED APRIL 3, 2023 AS DOCUMENT 2309322050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND "L.C.E. FOR UNIT 1 ROOF RIGHTS", LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Property Address: 2209 W. BELMONT AVE., UNIT 1, CHICAGO, IL 60618

Parcel ID Number: 14-30-102-018-0000 (UNDERLYING PIN)

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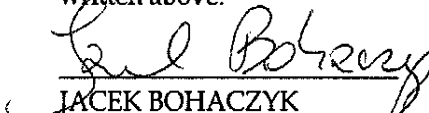
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

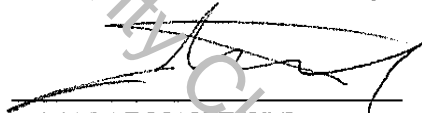
Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.
 Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.


 JACEK BOHACZYK
 Manager of 2209 W BELMONT LLC


 MARAT LIAVITSKIY
 Manager of 2209 W BELMONT LLC

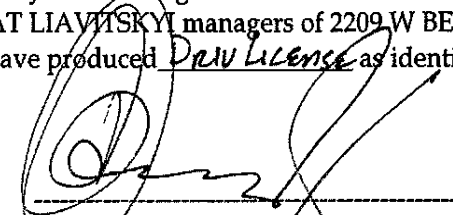
State of Illinois)

County of Cook)

AT 230163-VI
 Recording mail to:
 Public Title, LLC
 5444 N Milwaukee Ave.
 Chicago, IL 60631
 Ph: 312.221-6070

The foregoing instrument was hereby acknowledged before me this 28TH day of April 2023 by JACEK BOHACZYK AND MARAT LIAVITSKIY managers of 2209 W BELMONT LLC who are personally known to me or who have produced Driver License as identification and who signed this instrument willingly.




 Notary Public
 My commission expires _____