

UNOFFICIAL COPY

PT23-91838FA 1/2
RECORD AND MAIL TO:

Anna Swanson and David Kravitz
2704 North Bosworth Avenue
Unit 1N
Chicago, IL 60614

Doc#: 2317106403 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 03:11 PM Pg: 1 of 3

Dec ID 20230501633242
ST/CO Stamp 0-251-951-824 ST Tax \$1,055.00 CO Tax \$527.50
City Stamp 1-913-109-200 City Tax: \$11,077.50

Send tax Bills to:

Anna Swanson and David Kravitz
2704 North Bosworth Avenue
Unit 1N
Chicago, IL 60614

SPECIAL WARRANTY DEED

This INDENTURE WITNESSETH, that AG 2702 BOSWORTH LLC, an Illinois limited liability company, with its principal place of business located at 1100 West Fry Street, Chicago, Cook County, Illinois 60642, as "GRANTOR" CONVEYS AND WARRANTS to Anna Swanson and David Kravitz, husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, of Chicago, Illinois, "GRANTEE", in consideration in the sum of One and No/100 Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

Common Address: 2704 North Bosworth Avenue, Unit 1N, Chicago, IL 60614
PINs: 14-29-300-123-1006

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof, and not otherwise.

Grantor also hereby grants to the Grantee, their 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.

There is no tenant of the Unit that has the option to purchase the subject Unit.

[SIGNATURE PAGE FOLLOWS]

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[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of this 5 day of June, 2023.

AG 2702 BOSWORTH LLC, an Illinois limited liability company,

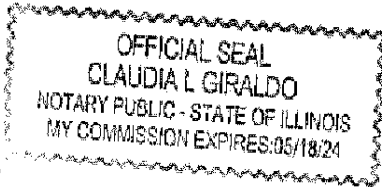
By: [Signature]
Name: Michael Arnold
Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me Michael Arnold, the Manager of AG 2702 Bosworth LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and having acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act and deed of said company.

Given under my hand and official seal this 30 day of May 2023.

[Signature]
Notary Public



Prepared by:
Paul G. Hull, Esq.
The Hull Law Group LLC
444 North Michigan Avenue
Suite 3450
Chicago, IL 60611

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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1: UNIT 1N IN THE 2704 BOSWORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 53 FEET OF LOT 18 IN MUELLER'S SUBDIVISION OF THE EAST 449.80 FEET OF LOT 8 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 "B" TO THE DECLARATION OF CONDOMINIUM FOR THE 2704 BOSWORTH CONDOMINIUM RECORDED OCTOBER 30, 2020 AS DOCUMENT NO. 2030406081, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF CONCRETE BALCONY L.C.E TO UNIT 1N, PARKING SPACE P- 4, L.C.E. TO UNIT 1N, GARAGE ROOF L.C.E. TO UNIT 1N, LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2030406081.

Common Address: 2704 NORTH BOSWORTH, UNIT 1N, CHICAGO, IL 60614
PINs: 14-29-300-123-1006