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Doc#: 2319145143 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/10/2023 11:50 AM Pg: 1 of 4

Dec ID 20230701666120
ST/CO Stamp 0-107-814-608 ST Tax \$979.50 CO Tax \$489.75
City Stamp 0-555-163-344 City Tax: \$10,284.75

This document was prepared by and
after recording mail to:

Husch Blackwell LLP
120 S. Riverside Plaza, Suite 2200
Chicago, IL 60606
Attn: Nida Chaffar

Send subsequent tax bills to:

Michigan State University Federal Credit Union
3777 W. Road
East Lansing, MI 48823
Attn: Accounts Payable

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of July 7, 2023 between **2234 WEST NORTH LLC**. An Illinois limited liability company (“**Grantor**”), and **MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION**, a federally chartered credit union (“**Grantee**”). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached and incorporated Exhibit A

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 above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to the Permitted Exceptions stated on Exhibit B, attached hereto and incorporated by reference.

(SIGNATURE PAGE FOLLOWS)

23LS03801LT

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

2234 WEST NORTH LLC,
an Illinois limited liability company

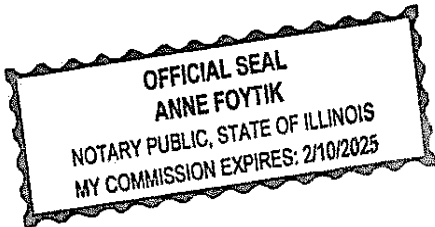
By: _____
Name: Brian Goldberg
Title: Manager

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 Brian Goldberg, personally known to me to be the Manager of **2234 West North LLC**, an Illinois limited liability 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 he signed and delivered said instrument as such Manager of the company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of June 27 2023.

Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1A:

UNITS C1-W AND C2-E IN 1600 N. BELL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 11, 12 AND 13 IN BLOCK 1 IN W. T. JOHNSON'S SUBDIVISION OF THAT PART OF LOT 5 AND OF THE SOUTH 3 FEET OF LOT 3 THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN OAKLEY AVENUE AND LEAVITT STREET, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0734116057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 1Aa:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-9 AND G-10, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0734116057, IN COOK COUNTY, ILLINOIS.

Address: 2234 West North Avenue, Unit C1-W and C2-E Chicago Illinois 60647

Permanent Index Numbers: 14-31-328-128-1001 and 14-31-328-128-1002

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the years 2022 and 2023 and subsequent years, which are not yet due and payable.
2. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership December 7, 2007 as Document No. 0734116057, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act.
3. Encroachment of building on the South line by 0.01 to 0.03 of a foot as shown on survey attached to Declaration recorded December 7, 2007 as Document No. 0734116057.

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