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1423-26694 RS
**SPECIAL WARRANTY
DEED**

Doc#: 2322913325 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2023 02:46 PM Pg: 1 of 4

Dec ID 20230801699785
ST/CO Stamp 0-045-942-224 ST Tax \$258.00 CO Tax \$129.00
City Stamp 2-079-262-160 City Tax: \$2,709.00

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

THE GRANTOR, **2334 ADAMS, 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 Managers pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **GEORGIA PLEVritis** and **MARIA PLEVritis**, of the County of Cook, State of Illinois, not as tenants in common but as joint tenants, 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: 17-18-106-008-000 (underlying)

Address of Real Estate: 2342 W. Adams St., Unit 402, Chicago, IL 60612

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 11th day of August, 2023.

2334 ADAMS, LLC

By: Alexander Demchenko
ts 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 2334 Adams, 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 11 day of August, 2023.

Rachael Steere
Notary Public



REAL ESTATE TRANSFER TAX		15-Aug-2023
	CHICAGO:	1,935.00
	CTA:	774.00
	TOTAL:	2,709.00 *
17-18-106-008-0000 20230801699785 2-079-762-160		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		15-Aug-2023
	COUNTY:	129.00
	ILLINOIS:	258.00
	TOTAL:	387.00
17-18-106-008-0000 20230801699785 0-045-942-224		

AFTER RECORDING, MAIL TO:

Scott C. Kuntz
900 E. Northwest Hwy
Mt. Prospect IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Georgia Plevrhis
4911 N. Crescent Ave
Norridge IL 60706

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 402 IN 2342 W. ADAMS CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 1 /2 OF LOT 4 (EXCEPT THE WEST 14 FEET TAKEN FOR ALLEY AND EXCEPT THAT PART OF LAND (COMMERCIAL PROPERTY) MORE PARTICULARLY DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 14.56' (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +24.76' (CHICAGO CITY DATUM), BEGINNING AT THE POINT 20.66' EAST FROM WEST LINE OF LOT 4 AND 8.40' NORTH FROM EAST LINE OF LOT 4, THENCE N00°12'54"E, A DISTANCE OF 13.65'; THENCE N89°53'46"W, A DISTANCE OF 2.28'; THENCE N00°12'54"E, A DISTANCE OF 28.64'; THENCE S89°53'46"E, A DISTANCE OF 2.32'; THENCE N00°12'54"W, A DISTANCE OF 33.50'; THENCE S89°53'46"E, A DISTANCE OF 15.55'; THENCE S00°12'54"W, A DISTANCE OF 8.13'; THENCE S89°53'46"E, A DISTANCE OF 18.31'; THENCE N00°12'54"E, A DISTANCE OF 4.60'; THENCE S89°53'46"E, A DISTANCE OF 6.87"; THENCE S00°12'54"W, A DISTANCE OF 50.58'; THENCE N89°53'46"W, A DISTANCE OF 9.65'; THENCE N00°12'54"E, A DISTANCE OF 15.46'; THENCE N89°53'46"E, A DISTANCE OF 11.12'; THENCE S00°12'54"W, A DISTANCE OF 21.24'; THENCE S89°53'46"E, A DISTANCE OF 9.72'; THENCE S00°11'16"E, A DISTANCE OF 15.90'; THENCE N89°53'46"W, A DISTANCE OF 29.77' TO THE POINT OF BEGINNING OF THE COMMERCIAL PROPERTY) IN BLOCK 10 IN ROCKWELL'S ADDITION TO CHICAGO, LYING NORTH OF ADAMS STREET IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 15, 2022 AS DOCUMENT NUMBER 2222733150, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS,

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BICYCLE SPACE B-14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2222733150.

Permanent Index Number: 17-18-106-008-0000 (underlying)

Commonly Known As: 2342 W. Adams St., Unit 402, Chicago, IL 60612

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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 2342 W. Adams Condominiums dated August 12, 2022 and recorded with the Recorder of Deeds of Cook County, Illinois on August 15, 2022 as Document number 2222733150, including the plat, and any amendments thereto;
5. Reciprocal Easement Agreement dated August 12, 2022 and recorded with the Recorder of Deeds of Cook County, Illinois on August 15, 2022 as Document number 2222733151;
6. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
8. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
9. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
10. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.