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CAT 22-85554 4/8

THIS INSTRUMENT
PREPARED BY:

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KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

Doc# 2323549190 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2023 04:17 PM Pg: 1 of 3

Dec ID 20230801697607
ST/CO Stamp 0-766-485-968 ST Tax \$279.50 CO Tax \$139.75
City Stamp 1-303-356-880 City Tax: \$2,934.75

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 23 day of August, 2022 by Tobias M. Kaplan, a single person ("Grantor"), having an address of 11 N. Carpenter St, Apt 1, Chicago, IL 60607, to Urban Edge Group LLC 860, an Illinois series limited liability company ("Grantee"), having an address of 2450 Waterside Dr, Aurora, IL 60502.

WITNESSETH, that the Grantor, for and in consideration of then sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 860 W. Lill Ave, Unit 4 Chicago, Illinois 60614
Parcel Identification Number (PIN): 14-29-416-078-1004

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 Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years ~~2021~~ and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

\$ 2ND INSTALLMENT 2022

PROPER TITLE, LLC

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

Grantor:



Tobias M. Kaplan

STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Tobias M. Kaplan, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23 day of Aug, 2022.


NOTARY PUBLIC

My commission expires: 29 OCT 2023



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Unit 4 in the 860-862 W. Lill Building Condominium, as delineated on a survey of the following described real estate: Lots 66 and 67 in the North 1/2 (or subdivision block 1) of Lill and Diversey's subdivision of block 15 of Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "A" to and forming a part of the declaration of condominium made by Cosmopolitan National Bank of Chicago as Trustee under Trust Agreement dated December 11, 1967 and known as Trust Number 17435, recorded November 17, 1977 in the office of the recorder of deeds of Cook County, Illinois as document 24199572, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

860 W. Lill Ave, Unit 4 Chicago, Illinois 60614
14-29-416-078-1004

MAIL AFTER RECORDING TO:

Urban Edge Group LLC 860, an
Illinois series limited liability
company
2450 Waterside Dr
Aurora, IL 60502

MAIL TAX BILLS TO:

Urban Edge Group LLC 860, an
Illinois series limited liability
company
2450 Waterside Dr
Aurora, IL 60502