

A23-19743

# UNOFFICIAL COPY

Doc#: 2324441288 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/01/2023 03:22 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

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

Dec ID 20230801611424  
ST/CO Stamp 1-765-529-040 ST Tax \$659.00 CO Tax \$329.50  
City Stamp 0-125-687-248 City Tax: \$6,919.50

THE GRANTOR, **LEADUK, INC.**, a corporation 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 the Board of Directors of said corporation, **REMISES, RELEASES, ALIENATES AND CONVEYS** unto THE GRANTEE, **KENT CAREY** and **AISHA CAREY**, husband and wife, of the County of Cook, State of Illinois, not as tenants in common or joint tenants but as tenants by the entirety, 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 (underlying): 13 35-225-022-0000 (part of)

Address of Real Estate: 2138 N. Sawyer Ave., Unit 2, Chicago, IL 60647

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 28<sup>th</sup> day of August, 2023.

LEADUK, INC.

By: Alexander Demchenko  
Its 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 Leaduk, Inc., an Illinois corporation, 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 corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 28<sup>th</sup> day of August, 2023.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX     30-Aug-2023



CHICAGO:     4,942.50  
CTA:           1,977.00  
TOTAL:         6,919.50 \*

13-35-225-022-0000 | 20230801611424 | 0-125-687-248

\* Total does not include any applicable penalty or interest law.

REAL ESTATE TRANSFER TAX

30-Aug-2023



COUNTY:         328.50  
ILLINOIS       659.00  
TOTAL:          987.50

13-35-225-022-0000 | 20230801611424 | 1-765-520-040

**AFTER RECORDING, MAIL TO:**

Kent + Aisha Carey  
2138 N Sawyer Ave #2  
Chicago, IL 60647

**SEND SUBSEQUENT TAX BILLS TO:**

Kent + Aisha Carey  
2138 N Sawyer Ave #2  
Chicago, IL 60647

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2 IN 2138 N. SAWYER CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 1/2 OF LOT 24 IN BLOCK 8 IN SHIPMAN, BILL AND MORRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, 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 7, 2023 AS DOCUMENT NUMBER 2321934045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND ROOF RIGHTS R-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2321934045.

Permanent Index Number (underlying): 13-35-225-022-0000 (part of)

Commonly Known As: 2138 N. Sawyer Ave. Unit 2, Chicago, IL 60647

Property of Cook County Clerk's Office

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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 2138 N. Sawyer Condominiums dated July 31, 2023 and recorded with the Recorder of Deeds of Cook County, Illinois on August 7, 2023 as Document number 2321934045, including the plat, and any amendments thereto;
5. ~~Encumbrances, if any, which do not materially affect the use of the real estate as a residential condominium;~~
6. Utility easements, if any.
7. Agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium and which do not provide for forfeiture or reversion in the event of breach;
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.