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This instrument prepared by:

Doc#. 2328529128 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/12/2023 03:07 PM Pg: 1 of 4

Patzik Frank Samotny Ltd. 200 South Wacker Drive – Suite 2700 Chicago, Illinois 60606 Dec ID 20231001642692 ST/CO Stamp 1-075-262-416 ST Tax \$67.00 CO Tax \$33.50

H85996

SPECIAL WARRANTY DEED

GOODMAN CYICAGO CONDOS, LLC, an Illinois limited liability company ("Grantor"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS against all claiming by, through or under it to ATRIUM COURT VILLAGE HOME CONDOMINIUMS, an Illinois not-for-profit corporation ("Grantee"), the following tract of land in Cook County, Illinois:

See attached Exhibit A for legal description.

Together with all improvements and fix ures situated on the land and any appurtenant right, title and interest held by Grantor, either at law or in equity.

Grantor will warrant and forever defend title to the real property described in this deed against all claiming by, through or under Grantor, subject only to the permitted exceptions listed on the attached Exhibit B.

Permanent Index Number(s): 16-20-100-039-1037

Commonly known as: 6337 W. Roosevelt Road, Unit 314, Berwyn, Illinois 60402





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IN WITNESS WHEREOF, Grantor has executed this Deed this day of October, 2023.

GOODMAN CHICAGO CONDOS, LLC, an Illinois limited liability company By: Name: STATE OF ILLINOIS COUNTY OF COOK day of October, 2023, Rovert Oliver personally appeared before me and proved to me on the basis of satisfactory evidence that s/he is the Manage of Goodman Chicago Condos, LLC, an Illinois limited liability company, whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed it in her/his authorized capacity and that by her/his sign; ture on this instrument, the entity on behalf of which s/he acted executed this instrument. I certify under penalty of perjury under the laws of the State of Illinois that the foregoing paragraph is true and correct. WITNESS my hand and official seal LOGAN MADSEN Notary Public OFFICIAL SEAL otary Public, State of Illinois My Commission Expires: My Commission Expires June 25, 2026 Mail Subsequent Tax Bills to: After recording return to:

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EXHIBIT A Legal Description

UNIT 314 IN ATRIUM COURT VILLAGE HOME CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86285253, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

P.I.N. 16-20 100-039-1037

C/K/A 6337 ROO5FVELT ROAD, UNIT 314, BERWYN, IL 60402

MERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 66030 SERITAGE TITLE COAPANY
5849 W LAWRENCE AVE
CHICAGO, IL 80030

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Exhibit B **Permitted Exceptions**

- 1. Real estate taxes for the second installment of 2022 and subsequent years, not yet due and payable,
- 2. Provisions, conditions, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded as document 86285253, as amended from time to time.
- 3. Provisions, conditions and limitations as created by the Condominium Property Act.
- 4. Rights and interests of an existing unrecorded residential lease agreement with Lessor Michael Char' cor dated May 20, 2014 with an initial lease term of 8/1/14 through 7/31/15.

inter(ated May)

Of Cook Columns Clark's Office

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