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Doc#: 2328529128 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2023 03:07 PM Pg: 1 of 4

This instrument prepared by:

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 CHICAGO 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 fixtures 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

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
RE #1070 10/16/23
COLLECTION DEPARTMENT

(4)

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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.L.N. 16-20-100-039-1037

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

Property of Cook County Clerk's Office
HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

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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'or dated May 20, 2014 with an initial lease term of 8/1/14 through 7/31/15.

Property of Cook County Clerk's Office