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Doc#: 2330449015 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/31/2023 09:47 AM Pg: 1 of 3

Dec ID 20231001653992
ST/CO Stamp 0-775-030-736 ST Tax \$267.00 CO Tax \$133.50
City Stamp 1-677-130-704 City Tax: \$2,803.50

FOR RECORDER'S USE ONLY

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 19th day of Aug, 2023 by Brian Bianchi, a married person ("Grantor"), having an address of 2444 W Warner, Chicago, IL 60618, to Duplex Tower LLC, an Illinois limited liability company ("Grantee"), having an address of 4520 N Clarendon Avenue, Chicago, IL 60640.

WITNESSETH, that the Grantor, for and in consideration of the 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: 6166 N. Sheridan Road, Unit 18E, Chicago, IL 60660
Parcel Identification Number (PIN): 14-05-210-024-1093

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 real estate taxes for tax years 2023 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.

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 18E IN GRANVILLE TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 10 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND RIGHT OF WAY OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT 1042704 IN BOOK 31 AT PAGES 47 AND 48 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25343058, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

6166 N. Sheridan Road, Unit 18E, Chicago, IL 60660
14-05-210-024-1093

MAIL AFTER RECORDING TO:

Scott A. Weinstein
Field and Goldberg LLC
10 S. LaSalle St. #2910
Chicago, IL 60603

MAIL TAX BILLS TO:

Duplex Tower LLC
4520 N Clarendon Avenue
Chicago, IL 60640