

A22-3823 E Ko

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc# 2403613227 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2024 12:03 PM Pg: 1 of 4

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

Dec ID 20240101624553  
ST/CO Stamp 1-603-820-592 ST Tax \$999.00 CO Tax \$499.50  
City Stamp 0-530-078-768 City Tax: \$10,489.50

THE GRANTOR, **VOLO HOLDINGS, LLC - 2343 ELSTON SERIES**, a series limited liability company 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 its Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **ALAN MURRAY** of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*A single man*  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Numbers (underlying): 14-31-200-017-0000;  
14-31-200-018-0000; and  
14-31-200-019-0000

Address of Real Estate: 2343 N. Elston Ct., Unit 3W, Chicago, IL 60614

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.

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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.

Dated this 31<sup>st</sup> day of January, 2024.

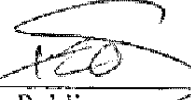
VOLO HOLDINGS, LLC - 2343 ELSTON SERIES

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 Volo Holdings, LLC - 2343 Elston Series, an Illinois series limited liability company ("Company"), 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 Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 31<sup>st</sup> day of January, 2024.

  
Notary Public



**AFTER RECORDING, MAIL TO:**

ALAN MURRAY  
2343 N. ELSTON CT., UNIT 3W  
CHICAGO, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

ALAN MURRAY  
2343 N. ELSTON CT., UNIT 3W  
CHICAGO, IL 60614

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3W IN 2343 N. ELSTON CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 TO 21 IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 30, LYING WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, AND THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF SAID RIVER AND WEST OF THE CHICAGO AND NORTH WESTERN RAILROAD, 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 OCTOBER 21, 2022 AS DOCUMENT NUMBER 2229422021, 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-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2229422021.

Permanent Index Numbers (underlying): 14-31-200-017-0000;  
14-31-200-018-0000; and  
14-31-200-019-0000

Address of Real Estate: 2343 N. Elston Ct., Unit 3W, Chicago, IL 60614

#### REAL ESTATE TRANSFER TAX 04-Feb-2024



CHICAGO:	7,492.50
CTA:	2,987.00
<b>TOTAL:</b>	<b>10,469.50</b>

14-31-200-017-0000 | 20240101624553 | 0-530-078-708

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

#### REAL ESTATE TRANSFER TAX

04-Feb-2024



COUNTY:	499.50
ILLINOIS:	1,098.00
<b>TOTAL:</b>	<b>1,497.50</b>

14-31-200-017-0000 | 20240101624553 | 1-603-820-502

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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 2343 N. Elston Condominiums dated October 7, 2022 and recorded with the Recorder of Deeds of Cook County, Illinois on October 21, 2022 as Document number 2229422021, including the plat, and any amendments thereto;
5. Encroachments, if any, which do not materially affect the use of the real estate as a residential condominium;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a residential condominium;
7. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
8. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.