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A24-3554A AB
**SPECIAL WARRANTY
DEED**

Doc#: 2412214243 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/1/2024 10:45 AM Pg: 1 of 4

Dec ID 20240401688877
ST/Co Stamp 0-034-154-800 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-520-421-168 City Tax \$4,987.50

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

THE GRANTOR, **SLS ELECTRICAL SERVICE INCORPORATED**, 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, **ANA PRUTEANU** and **NICHOLAS GONZALEZ**, 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 woman
** a single man as Joint Tenants

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number (underlying): 13-74-104-021-0000

Address of Real Estate: 3726 W. Giddings St ~~St~~, Unit 3, Chicago, IL 60625

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 20th day of April, 2024.

SLS ELECTRICAL SERVICE INCORPORATED

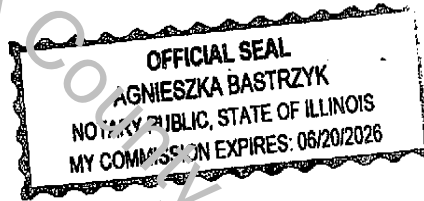
By: Alexander Demchenko
Its Authorized Agent

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 SLS Electrical Service Incorporated, 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 20th day of April, 2024.

Baszka Agnieszka
Notary Public



AFTER RECORDING, MAIL TO:

DKMO
11 S. Dunton Ave
Arlington Heights IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Ana Pruteanu & Nicholas Gonzalez
3726 W. Giddings St, Unit 3
Chicago IL 60625

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN 3726 W. GIDDINGS CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 13 FEET OF LOT 28 AND LOT 29 (EXCEPT THE EAST 7 FEET THEREOF) IN BLOCK 1 IN DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF) 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 APRIL 25, 2024 AS DOCUMENT NUMBER 2411611042, 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-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2411611042.

Permanent Index Number (underlying): 13-14-104-021-0000

Commonly Known As: 3726 W. Giddings ~~St~~, Unit 3, Chicago, IL 60625

REAL ESTATE TRANSFER TAX		30-Apr-2024
	CHICAGO:	2,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50 *
13-14-104-021-0000 20240401688877 1-520-421-167		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-Apr-2024
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50
13-14-104-021-0000 20240401688877 0-034-154-800		

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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 3726 W. Giddings Condominiums dated April 17, 2024 and recorded with the Recorder of Deeds of Cook County, Illinois on April 25, 2024 as Document number 2411611042, 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;
9. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
10. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.