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24GNW899115WH

PREPARED BY: 1/4
Jonathan T. Linnemeyer, Esq.
1001 Warrenville Road, Suite 500
Lisle, IL 60532

MAIL TAX BILL TO:
Delia Alvarez
869 Blackhawk Unit 307
Chicago, IL 60642

MAIL RECORDED DEED TO:
Daniel Stefanczuk
900 Jorie Blvd Suite 200,
Oak Brook, IL 60523

Doc#: 2413102041 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/10/2024 10:10 AM Pg: 1 of 3
Dec ID 20240501697780
ST/Co Stamp 0-939-252-016 ST Tax \$334.00 CO Tax \$167.00
City Stamp 1-021-196-592 City Tax \$3,507.00

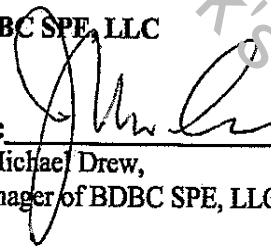
SPECIAL WARRANTY DEED

GRANTOR, **BDBC SPE, LLC**, a Delaware limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS TO GRANTEE, **DELIA ALVAREZ**, a single woman, of Chicago, Illinois, all of GRANTORS's right, title, and interest in the real property located in Cook County, Illinois described on **Exhibit A** attached hereto (the "Property").

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the 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.

TO HAVE AND TO HOLD the Property, subject to: (i) the general taxes for the year of 2023 and thereafter; (ii) the Illinois Condominium Property Act and the Municipal Code of the City of Chicago; (iii) The Declaration of Condominium and Bylaws of The Seng Condominium Association, including all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provision of said Declaration were recited and stipulated at length herein; and (iv) applicable zoning and building laws and ordinances, and other governmental regulations, Grantor does hereby warrant the title to the Property and will defend the title to the Property against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

BDBC SPE, LLC

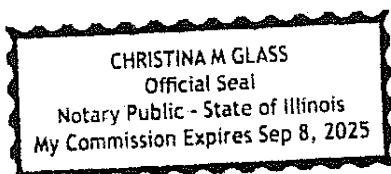
By: 
J. Michael Drew,
Manager of BDBC SPE, LLC


Dated this 8th day of May 2024

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 J. Michael Drew, 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 he signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of MAY, 2024




Notary Public

My commission expires: SEPT. 8, 2025

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 307 IN THE SENG CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THOSE PARTS OF LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO TOGETHER WITH THAT PART OF VACATED NORTH FREMONT STREET VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965 ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION; THENCE NORTH 57 DEGREES 41 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 115.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 20 MINUTES 20 SECONDS EAST 132.82 FEET; THENCE NORTH 71 DEGREES 04 MINUTES 04 SECONDS EAST 46.03 FEET; THENCE NORTH 57 DEGREES 41 MINUTES 47 SECONDS EAST 21.62 FEET; THENCE NORTH 71 DEGREES 04 MINUTES 04 SECONDS EAST 62.56 FEET; THENCE NORTH 18 DEGREES 55 MINUTES 56 SECONDS WEST 121.84 FEET TO THE SOUTH LINE OF W. BLACKHAWK STREET; THENCE SOUTH 88 DEGREES 19 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE AND NORTH LINE OF SAID 1, A DISTANCE OF 77.31 FEET TO A BEND POINT IN SAID NORTH LINE; THENCE SOUTH 57 DEGREES 41 MINUTES 47 SECONDS WEST ALONG THE NORTH LINES OF SAID LOTS 1, 2 AND 3, A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING; SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2023 AS DOCUMENT NO. 2323515028, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPOT PS-29, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 2323515028.

Permanent Index Number: 17-05-217-018-0000 (portions)

Property Address: 869 W. Blackhawk St., Unit 307 Chicago, IL 60642

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

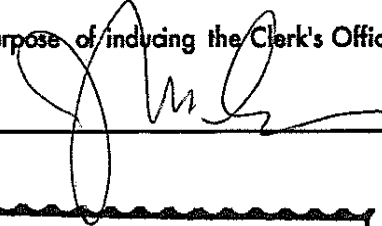
County of COOK

J. Michael Drew, being duly sworn on oath, states that BDBC SPE, LLC resides at 869 W. Blackhawk St., Unit 307, Chicago, IL 60642. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that J. Michael Drew makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 2th day of MAY, 2024.

