



123335049

Doc#: 123335049 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2012 12:36 PM Pg: 1 of 2

SA 8381834 10730-2ND

This document prepared by:
Chad M. Poznansky, Esq.
Latimer LeVay Fyock LLC
55 W. Monroe Street, Suite 1100
Chicago, Illinois 60603

After recording mail to:
Boniface F. Allocco
Allocco, Miller & Cahill, P.C.
3409 N. Paulina Street
Chicago, Illinois 60657

WARRANTY DEED

THE GRANTOR C.L.S. Construction Properties, LLC, Series 1754 West Wellington, an Illinois series limited liability company for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to GRANTEE, Arun Putta, a married man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 2E IN THE 1754 WEST WELLINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 26 AND 27 IN BLOCK 2 OF SACHEL'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼, LYING EAST OF THE RAILROAD RIGHT OF WAY IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1229139079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, S-2 and G-23, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DELCARATION AFORESAID RECORDED AS DOCUMENT 1229139079, IN COOK COUNTY, ILLINOIS.

Premises commonly known as and located at: 1754 West Wellington Avenue, Unit 2E, Chicago, Illinois 60657

Permanent Real Estate Index Number(s): 14-30-215-025-0000 and 14-30-215-026-0000

REAL ESTATE TRANSFER		11/13/2012
	CHICAGO:	\$2,400.00
	CTA:	\$960.00
	TOTAL:	\$3,360.00
14-30-215-025-0000 20121101601499 P3LTPC		

REAL ESTATE TRANSFER		11/13/2012
	COOK:	\$160.00
	ILLINOIS:	\$320.00
	TOTAL:	\$480.00
14-30-215-025-0000 20121101601499 8FTWLC		

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, et seq. TO HAVE AND TO HOLD said premises forever.

Grantor 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.

(a) The tenant of unit has waived or has failed to exercise the right of first refusal; (b) the tenant of the unit had no right of first refusal; or (c) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

SUBJECT TO: General Real Estate Taxes not yet due and payable at the time of Closing; private and public utility easements; covenants and restrictions of record as to use and occupancy; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; the Illinois Condominium Property Act; and the Condominium Documents, including the Condominium Declaration of Ownership and By-Laws, Covenants, Conditions and Restrictions and all amendments thereto.

DATED this 9th day of November, 2012

C.L.S. Construction Properties, LLC,
Series 1754 West Wellington

By: Lisa Sychowski
Name: Lisa Sychowski
Title: Manager

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 Lisa Sychowski, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9 day of November, 2012.

Susan Glatstein
Notary Public

Mail all future tax bills to:
Arun Putta
1754 W. Wellington Ave., Unit 2E
Chicago, IL 60657

