



SPECIAL WARRANTY DEED
(Tenants by the Entirety)

Doc#: 1402312089 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2014 01:42 PM Pg: 1 of 3

130161901036
1/3

The GRANTOR, SUSTAINABUILD LLC - 2204, an Illinois series limited liability company, a 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

FREDERIC JOSEPH THURMAN and MARIA G. THURMAN, Husband and Wife, of 11727 Springbrook Ct., Orland Park, IL 60467

not as Tenants in Common, nor as Joint Tenants with rights of Survivorship, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes for 2013 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-329-034-0000 and 17-06-329-025-0000
(affect underlying land)

Address(es) of Real Estate: 2204 W. Chicago Ave., Unit 3W, Chicago, IL 60622

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.

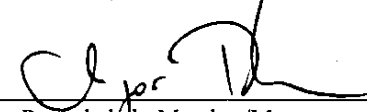
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants as this is new construction.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 30th day of December, 2013.

SUSTAINABUILD LLC - 2204, an Illinois Series Limited Liability Company

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr. STE 2400
Chicago, IL 60606-4650
Attn: Search Department

By: 
Igor Petrushchak, Member/Manager

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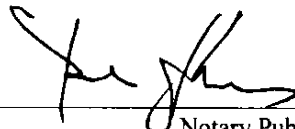
UNOFFICIAL COPY

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 IGOR PETRUSHCHAK, personally known to me to be the Member/Manager of SUSTAINABUILD LLC - 2204, an Illinois series limited liability 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 Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 30th day of December, 2013.



Commission expires: 12-8-14




 Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, IL 60622



REAL ESTATE TRANSFER		01/08/2014
	COOK	\$229.50
	ILLINOIS:	\$459.00
	TOTAL:	\$688.50
17-06-329-034-0000 20131201606405 2JH4LL		

REAL ESTATE TRANSFER		01/08/2014
	CHICAGO:	\$3,442.50
	CTA:	\$1,377.00
	TOTAL:	\$4,819.50
17-06-329-034-0000 20131201606405 E4KZPN		

Mail to:

Dean G. Galanopoulos, Esq.
 340 W. Butterfield Rd., Ste. 1A
 Elmhurst, Illinois 60126

Send subsequent tax bills to:

Frederic Thurman and Maria Thurman
 2204 W. Chicago Ave., Unit 3W
 Chicago, Illinois 60622

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LEGAL DESCRIPTION

Parcel 1: Unit 3W in the 2204 West Chicago Condominiums, as delineated on the Plat of Survey of the following described real estate:

Lot 47 (except the West 18 feet thereof) and all of Lots 48 and 49 in the Subdivision of the South part of Block 14 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the retail property more particularly described as follows: That part of Lot 47 (except the West 18 feet thereof) and all of Lots 48 and 49 in the Subdivision of the South part of Block 14 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, lying above a horizontal plane at elevation +16.52 feet and lying below a horizontal plane at elevation +29.62 feet Chicago City Datum, beginning at Southeast property corner; thence 3.66' West and 1.02' North to a point of beginning of that part of property (retail property); thence along finished surface of interior walls, North 43.49'; thence 1.05' West; thence 2.32' North; thence 1.05' East; thence 13.21' North; thence 1.40' West; thence 2.08' North; thence 1.40' East; thence 19.80' North; thence 8.19' West; thence 0.39' North; thence 9.43' West; thence 49.99' South; thence 13.23' West; thence 19.31' North; thence 13.56' West; thence 50.46' South; thence 44.46' East to the point of beginning of retail property, all in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded December 27, 2013, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 1336116011, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-5 and Roof Deck 2, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3W as are set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in the Declaration for the remaining land described therein.

P.I. Nos.: 17-06-329-034-0000 and 17-06-329-035-0000 (underlying land)

Commonly known as 2204 W. Chicago Ave., Unit 3W, Chicago, IL 60622