

# UNOFFICIAL COPY

This instrument was prepared by:  
Christyl Marsh  
Cohen, Salk & Huvard  
630 Dundee Road, Suite 120  
Northbrook, IL 60062

After recording return to:  
Harley Rosenthal  
Rosenthal Law Group, LLC  
3700 W. Devon Avenue, Suite E  
Lincolnwood, Illinois 60712

Send subsequent tax bills to:  
Michael H. Poon  
1601 S. Michigan Avenue, Unit 405  
Chicago, IL 60616



Doc#: 1412229080 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2014 03:18 PM Pg: 1 of 3

For Recorder's Office Use Only

01146-23389-1118

## SPECIAL WARRANTY DEED

**NSBT-2, LLC**, an Illinois limited liability company ("Grantor"), having an address at 1145 Wilmette Avenue, Wilmette, IL 60091, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto **Michael H. Poon**, an unmarried man, having an address at 1601 S. Michigan Avenue, Unit 405, Chicago, IL 60616 (the "Grantee"), the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

See **Exhibit A** attached hereto and incorporated herein by reference.

PIN: 17-22-302-052-1067

Address: 1601 S. Michigan Avenue, Unit 1, Chicago, IL 60616

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

TO HAVE AND TO HOLD, the said premises with the appurtenances for the uses and purposes herein set forth.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend the Real Estate, against all persons lawfully claiming or to claim the same, by, though or under it, **subject to**: General real estate taxes not yet due and payable; terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the declaration of condominium ownership recorded April 23, 1999 as Document No. 99391670, as amended from time to time; limitations and conditions imposed by the Condominium Property Act; and Grantee's mortgage, if any.

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In Witness Whereof, said Grantor has caused its name to be executed as of this 23<sup>rd</sup> day of April, 2014.

NSBT-2, LLC, an Illinois limited liability company

REAL ESTATE TRANSFER 04/30/2014



COOK	\$4.75
ILLINOIS:	\$9.50
TOTAL:	\$14.25

By:   
Brandon Karpeles, a Manager

17-22-302-052-1067 | 20140401605608 | E4UC9L

### ACKNOWLEDGMENT

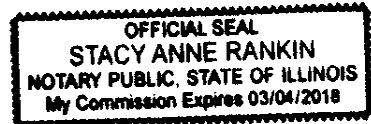
State of Illinois )  
 ) ss:  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brandon Karpeles, known to me as a Manager of NSBT-2, LLC, an Illinois limited liability company, and 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 such Manager of the limited liability company, pursuant to authority given by the members of said limited liability company, as his own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23<sup>rd</sup> day of April, 2014.

Notary Public

My Commission Expires: 3/4/2018



REAL ESTATE TRANSFER 04/30/2014



CHICAGO:	\$71.25
CTA:	\$28.50
TOTAL:	\$99.75

17-22-302-052-1067 | 20140401605608 | 82REXZ

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## EXHIBIT A Legal Description

Address: 1601 S. Michigan Avenue, Unit 1, Chicago, Illinois 60616

PIN: 17-22-302-052-1067

UNIT 1 IN SKYLINE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 2 IN CROSBY'S SUBDIVISION OF THE NORTH 200 FEET OF THAT PART SOUTH OF 16TH STREET OF BLOCK 2 OF CLARKE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH 6.70 CHAINS (402.60 FEET) OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

LOTS 1, 2, 3, 4, 5, 6 AND 7 (EXCEPT THE SOUTH 8 FEET OF SAID LOT 7 TAKEN FOR STREET) TAKEN AS A SINGLE TRACT OF LAND (EXCEPTING FROM SAID TRACT THE SOUTH 26.0 FEET OF THE WEST 40.0 FEET THEREOF) IN BURDICK, MEAD AND PARKER'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 31 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99391670; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office