

14-0836

SPECIAL WARRANTY DEED

UNOFFICIAL COPY



Doc#: 1428955071 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2014 01:20 PM Pg: 1 of 2

THIS INDENTURE WITNESSETH,

That the Grantor, **SP MAPLEWOOD, LLC**, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Kunhal V. Parikh and Sajani J. Shah, husband & wife*
1901 S. Calumet Avenue, Unit 1006, Chicago, Illinois 60616, the following described real estate to-wit:
* as joint tenants

UNIT NUMBER 1R IN MAPLEWOOD MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 68 IN J. W. HAMBLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710022115, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


Grantor also hereby grants to Grantees, their successors and assigns, the rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, as amended; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration, as amended, for the benefit of the remaining property described therein. This instrument is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, as amended, the same as though the provisions of said Declaration, as amended, were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantees or anyone claiming through Grantees; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision, affecting the Property; and (k) liens and other matters of title over which Greater Metropolitan Title is willing to insure without cost to Grantees.



Permanent Real Estate Index Numbers: 13-36-422-047-1004

Commonly known as: 1711 N. Maplewood Avenue, Unit 1R, Chicago, Illinois 60647

[Signatures on Next Page]

REAL ESTATE TRANSFER TAX		06-Oct-2014
	CHICAGO:	2,175.00
	CTA:	870.00
	TOTAL:	3,045.00

13-36-422-047-1004 | 20140901630599 | 1-217-498-240

REAL ESTATE TRANSFER TAX		06-Oct-2014
	COUNTY:	145.00
	ILLINOIS:	290.00
	TOTAL:	435.00

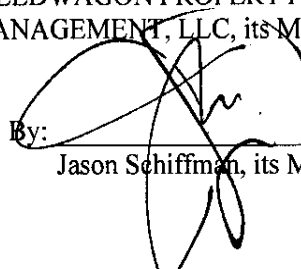
13-36-422-047-1004 | 20140901630599 | 1-646-038-144

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this instrument as of this 17th day of September, 2014.

SP MAPLEWOOD, LLC,
a Delaware limited liability company

By: SPEEDWAGON PROPERTY
MANAGEMENT, LLC, its Manager


By: 
Jason Schiffman, its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jason Schiffman, as Managing Director of Speedwagon Property Management, LLC, a Delaware limited liability company, Manager of SP Maplewood, LLC, a Delaware limited liability company, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 17th day of September, 2014.




Notary Public

My commission expires 2.7.2016

After Recording Mail to:
Kunhal V. Parikh
1901 S. Calumet Ave. Unit 1006
Chicago, Illinois 60616

Send Subsequent Tax Bills to:
Kunhal V. Parikh
1901 S. Calumet Ave. Unit 1006
Chicago, Illinois 60616

This Instrument Was Prepared by:
Whose Address Is:

Horwood Marcus & Berk Chartered
500 W. Madison Street, Suite 3700, Chicago, Illinois 60661