

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

LLC to Individual

This agreement, made this 13 day of October, 2014, between KAJA Holdings 2, LLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and



Doc#: 1429016050 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2014 12:05 PM Pg: 1 of 2

JORDAN MOUTAFOV, of Chicago, Cook County, Illinois,

Party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in and paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the member(s) and manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER all the following described real estate, situated and described as follows, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS: UNIT 1 IN 1126 S. RICHMOND CONDOMINIUM, AS DELINEATED ON A DECLARATION OF AND SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 39 AND THE NORTH 12.5 FEET OF LOT 40 IN HONNELERRY'S SUBDIVISION OF BLOCK 28 IN GEORGE W. CLARK'S SUBDIVISION OF THE EAST ONE-HALF OF THE SOUTHWEST ONE QUARTER OF THE EAST ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A PLAT OF SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510844005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 16-13-328-038-1001

COMMONLY KNOWN AS: 1126 S. Richmond Street, #1, Chicago, Illinois 60612

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (d) easements, agreements, conditions, covenants, and restrictions of record, if any; (e) drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property; (f) and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

REAL ESTATE TRANSFER TAX 17-Oct-2014



COUNTY:	1.50
ILLINOIS:	3.00
TOTAL:	4.50

16-13-328-038-1001 | 20140901631654 | 1-638-177-920

REAL ESTATE TRANSFER TAX 17-Oct-2014



CHICAGO:	22.50
CTA:	9.00
TOTAL:	31.50

16-13-328-038-1001 | 20140901631654 | 1-287-429-248

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Manager, the day and year first above written.

KAJA Holdings 2, LLC

By [Signature] (SEAL)
Its Authorized Manager

State of South Carolina

County of Lexington) ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Buerkert, personally known to me to be the Authorized Manager of KAJA Holdings 2, LLC a Delaware 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 Authorized Manager, he signed, sealed and delivered that said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by the Members of said Limited Liability Company as his free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13 day of October, 2014

Commission expires September 24th, 2023, [Signature]
NOTARY PUBLIC Justice Ponder

This instrument prepared by
John Kumor, Esq.
KUMOR & HIPPLE, P.C.
7642 West Belmont Avenue
Chicago, Illinois 60634
(773) 625-2200

MAIL TO:

JORDAN MOUTAFOV
1253 S. Fairfield
Chicago, Illinois 60608

SEND SUBSEQUENT TAX BILLS TO:

JORDAN MOUTAFOV
1253 S. Fairfield
Chicago, Illinois 60608