

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618



Doc#: 1507734020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2015 09:19 AM Pg: 1 of 3

THE GRANTOR, **2600 GRAND DEVELOPMENT, LLC**, 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 (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **CHRISTOPHER M. HUSZAR**, a single man and **CHELSEA A. TREMBLY**, a single woman, of the County of Cook, State of Illinois, as joint tenants and not as tenants in common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Numbers: 16-12-210-050-1013

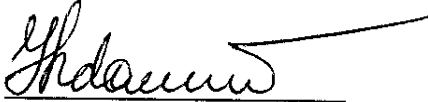
Address of Real Estate: 622 N. Rockwell St., Unit 403, Chicago Illinois 60612.

SUBJECT TO: general real estate taxes for the second installment 2014 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.


TO HAVE AND TO HOLD said premises forever.

In witness whereof, said party of the first part has caused its company seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 12th day of March, 2015.

2600 GRAND DEVELOPMENT, LLC

By: 
Alex Zdanov, as Manager of DEVELOPMENT
MANAGEMENT HOLDINGS LLC

2600 GRAND DEVELOPMENT, LLC

By: 
Igor Blumin, as Manager of DEVELOPMENT
MANAGEMENT HOLDINGS LLC


COND REVIEWER 

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Alex Zdanov** and **Igor Blumin** personally known to me to be the Managers of **Development Management Holdings LLC as Manager of 2600 GRAND DEVELOPMENT, LLC** ("Company"), and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Managers of the Company they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as their free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and official seal, this 12th day of March, 2015.



 Notary Public



REAL ESTATE TRANSFER TAX		17-Mar-2015
	CHICAGO:	2,992.50
	CTA:	1,197.00
	TOTAL:	4,189.50
16-12-210-030-1013 20150301668942 0-199-127-424		

REAL ESTATE TRANSFER TAX		17-Mar-2015
	COUNTY:	199.50
	ILLINOIS:	99.00
	TOTAL:	298.50
16-12-210-030-1013 20150301668942 0-420-639-104		

AFTER RECORDING, MAIL TO:

Christopher M Huszar
622 N. Rockwell St #403
Chicago, IL 60612

SEND SUBSEQUENT TAX BILLS TO:

Christopher M Huszar
622 N. Rockwell St #403
Chicago, IL 60612

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 403 IN THE SMITH PARK VILLAS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 13 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF GRAND AVENUE OF THE EAST 67 FEET OF BLOCK 6 (EXCEPT THE NORTH 33 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 30 IN THE SUBDIVISION OF THAT PART OF BLOCK 6 OF WRIGHT AND WEBSTER'S SUBDIVISION AFORESAID LYING NORTHEASTERLY OF GRAND AVENUE (EXCEPT THE EAST 67 FEET OF SAID BLOCK 6), SECTION, TOWNSHIP AND RANGE AFORESAID, EXCEPT THAT PART LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 30, AFORESAID, THENCE NORTH 60 DEGREES 31 MINUTES WEST ALONG THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 4.98 FEET TO THE EASTERLY FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 27 DEGREES 44 MINUTES 47 SECONDS EAST ALONG THE EASTERLY FACE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 81.56 FEET TO THE NORTHEAST CORNER OF SAID ONE STORY BRICK BUILDING THENCE NORTH 59 DEGREES 51 MINUTES 42 SECONDS WEST ALONG SAID NORTH FACE OF SAID ONE STORE BRICK BUILDING, A DISTANCE OF 38.94 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY FACE OF SAID ONE STORY BRICK BUILDING AND THE EAST FACE OF A TWO STORY BRICK BUILDING; THENCE NORTH 1 DEGREE 1 MINUTES 4 SECONDS EAST ALONG THE EAST FACE OF SAID TWO STORY BRICK BUILDING, A DISTANCE OF 21.06 FEET TO THE NORTHEAST CORNER OF SAID TWO STORY BRICK BUILDING; THENCE NORTHWESTERLY ALONG THE NORTH FACE OF SAID TWO STORY BRICK BUILDING 0.46 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 13, SAID POINT BEING THE POINT OF TERMINATION OF SAID LINE, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814445161; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P8, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0814445161, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-12-210-030-1013

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