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SPECIAL WARRANTY DEED

Doc#: 1507910048 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/20/2015 12:02 PM Pg: 1 of 2

561 1091 2102 The GR

The GRANTOR, SUSTAINABUILD, LLC – 1030 HONORE SERIES, 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 traise at 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

, ROBERT C. CONSTANTINE, of 880 West Shore Drive, Culver, IN 46511

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 2 in the 1030 North Horosc Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Loui? in Cram's Subdivision of Lots 3 and 4 (except the North 50 feet thereof) in Block 4 of the Seperior Court Commissioner's Partition of Blocks 2, 4, 7 and the West 1/2 of Block 3 and the South 1/2 of Block 8 in Cochran's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded December 22, 2014, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1435634059 as mended from time to time, 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 P2 and Storage Space S2, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2, as set forth in the Declaration of Condominium, the Grant or reserves to itself, its successors and assigns, the rights and easements as set forth in the Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2015 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-415-031-0000 (affects underlying land)

Address(es) of Real Estate: 1030 N. Honore St., Unit 2, 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.

Attorneys Title Guaranty Fund, Inc. 1 S. Wacher Dr., STE 2400 Chicago, 11, 60006-4650 Atm:Search Department

1507910048D Page: 2 of 2

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 12th day of March, 2015.

SUSTAINABUILD, LLC - 1030 Honore Series

By: PROGROUP DEVELOPMENT, INC., Its Member/Manager

State of Illinois

SS.

County of Cook)

I, the vide signed, 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 President of PROGROUP DEVELOPMENT, INC., Member/Manager of SUSTAINABUILD, LLC - 1030 Honore Series, 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 schol 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 seai, this 12th day of March, 2015.

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

| • | PAI NOTARY PUB | UL J KULAS LIC - STATE OF ILLINOIS SION EXPIRES: 1206/18 | | / |
|----------|-------------------|--|----------------------|----------|
| EAL EST | TATE TRANS | FER TAX | 18 -Ma r-2015 | 5 |
| | | COUNTY: | 218.00 | |
| بمسيع | | ILLINOIS: | 436.00 | |
| | | TOTAL: | 654.00 | |
| 17-06-41 | 5-031-0000 | 20150301668672 | 1-706-422-656 | , C |

| REAL ESTATE TRA | 18-Mar-2015_ | |
|-----------------|--------------|-----------------|
| | CHICAGO: | 3,270.00 |
| | CTA: | 1,308.00 |
| | TOTAL: | 4,578.00 |
| | | 1 105 0 10 0 10 |

17-06-415-031-0000 | 20150301668672 | 1-485-042-048

Mail to:

Send subsequent tax bills to:

Marc A. Cervantes, Esq. 111 W. Washington St., Suite 1201 Chicago, Illinois 60602

Robert C. Constantine 1030 N. Honore St., Unit 2 Chicago, Illinois 60622