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SPECIAL WARRANTY DEED

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

Doc#: 1508534005 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 08:36 AM Pg: 1 of 4

THE GRANTOR, **1506 W. SUPERIOR 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, and pursuant to the authority given by the Manager of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **GRANT NEWLIN**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

↓ as single man

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

Property Index Number: 17-08-100-023-0000

Address of Real Estate: 1506 W. Superior St., Unit 3, Chicago, IL 60642

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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

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.

CCRD REVIEWER

12/1

AND
AS-0261

4

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Dated this 19 day of March, 2015.

1506 W. SUPERIOR LLC

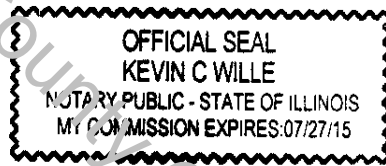
By: Tatiana Boitchouk
Manager


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 Tatiana Boitchouk, being the Manager of 1506 W. Superior LLC, an Illinois limited liability company ("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 Manager, she signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to his authority as the Manager of the Company, as her free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 19th day of March, 2015.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		25-Mar-2015
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00
17-08-100-023-0000 20150301671464 1-985-802-624		

REAL ESTATE TRANSFER TAX		25-Mar-2015
	COUNTY:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00
17-08-100-023-0000 20150301671464 0-803-350-912		

MAIL TO:

Melawood Real Estate Company
17 W. Wisconsin, Suite 660
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Grant Boitchouk
1506 W. Superior St. Unit 3
Chicago IL 60642

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 1506 W. Superior Condominiums, including the plat and all other amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances of record;
5. Encroachments, if any, which do not materially affect the use of the Property as a single-family residence;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Property as a single-family residence;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3 IN 1506 W. SUPERIOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 3, 4, 5, AND 6 IN BICKERDIKE'S ADDITION TO CHICAGO IN WEST 1/2 OF NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1508216017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND ROOF DECK R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1508216017.

Property Index Number: 17-08-100-023-0000

Commonly Known As: 1506 W. Superior St., Unit 3, Chicago, IL 60642

Property of Cook County Clerk's Office