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Doc#: 1512529075 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2015 03:56 PM Pg: 1 of 2

WARRANTY DEED

GRANTOR(S):

NOBLE CHICAGO GROUP, 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

Currently Maintaining Office at:
1801 N. Humboldt Blvd.
Chicago, IL 60647

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

SAMUEL GRANT ROYKO* and JUDY ROYKO*
As joint tenants

** a single person*

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

UNIT 2N, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-2 IN THE 1218 N. NOBLE STREET CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE AND ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON FEBRUARY 17, 2015 AS DOCUMENT NUMBER 1504845078:

PARCEL 1: THE NORTH 11.75 FEET OF LOT 8 IN BLOCK 1 OF MEYERSHOFF'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF LOT 8 AND ALL OF LOT 9 IN BLOCK 1 OF MEYERSHOFF'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: (UNDERLYING PINs) 17-05-124-035-0000
17-05-124-034-0000

PROPERTY ADDRESS: 1218 N. Noble, Unit 2S, Chicago, IL 60642

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and

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covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) drainage ditches, tiles and laterals, if any; (o) annexation agreements..

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL PROVISIONS, CONDITIONS, RIGHTS, LIMITATIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1504845078, AS AMENDED FROM TIME TO TIME.

THIS UNIT IS A NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT, NOR THE BUILDING.

TO HAVE AND TO HOLD said real estate forever.

DATED this 14 day of May, 2015.

NOBLE CHICAGO GROUP, LLC
an Illinois Limited Liability Company,



by: Wilmot Construction, Inc., its Manager
by: Stanislaw Pluta, President of Wilmot Construction, Inc.

REAL ESTATE TRANSFER TAX		05-May-2015
CHICAGO:		3,375.00
CTA:		1,350.00
TOTAL:		4,725.00



17-05-124-034-0000 | 20150401682114 | 2-023-306-624

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

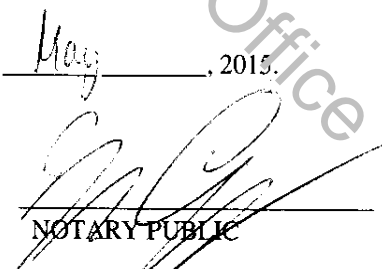
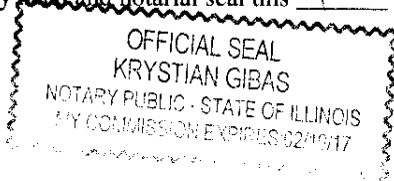
REAL ESTATE TRANSFER TAX		06-May-2015
COUNTY:		225.00
ILLINOIS:		450.00
TOTAL:		675.00



17-05-124-034-0000 | 20150401682114 | 1-509-700-992

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that Stanislaw Pluta, as President of Wilmot Construction Inc, the entity that is the Manager of NOBLE CHICAGO GROUP, LLC, and not individually, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his own free and voluntary act, as Declarant as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of May, 2015.


NOTARY PUBLIC

Prepared by: Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to:

Sam Royko
1218 N. Noble St, #25
Chicago, IL 60642

Send Subsequent Tax Bill To:

Sam Royko
1218 N. Noble St. 25
Chicago IL 60642