UNOFFICIAL COPY

WARRANTY DEED

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



1516734038 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/16/2015 09:45 AM Pg: 1 of 3

A15-0702 MM

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 Illi, oi, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in land paid, CONVEYS and WARRANTS to THE GRANTEE, ROBERT C. PANDOLA, an unmarried man, all interest in the following described Real Estate situated in the County of Cook, in the State of Winois, to wit:

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

Property Index Numbers:

16-12-210-030-1010

Address of Real Estate:

622 North Rockwell Street, Unit 304, Chicago Illinois 60612.

SUBJECT TO: general real estate taxes for the se or d 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.

DATED this 9th day of June, 2015.

2600 GRAND OF VELOPMENT, LLC

By:

Alex Zdanov, as Manager of DEVELOPMENT MANAGEMENT HOLDINGS LLC

2600 GRAND DEVELOPMENT, LLC

Igor Blumin, as Manager of DEVELOPMENT

MANAGEMENT HOLDINGS LLC

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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 9^{th} day of June, 2015.

Notary Public

OFFICIAL SEAL
A SANDAL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/20/18

REAL L'STATE TRANSFER TAX		15-Jun-2015
	CHICAGO:	1,492.50
M10 10 10 10 10 10 10 10 10 10 10 10 10 1	CTA:	597.00
	TOTAL:	2,089.50
16-12-210-030-1010	20150601693970	1-171-784-576

REAL ESTATE TRANSFER TAX		15-Jun-2015	
		COUNTY	99,50
A CONTRACTOR OF THE PARTY OF TH		ILLINOIS:	199.00
		TOTAL:	298.50
16-12-21	0-030-1010	20150601693970	1-574-781-824

AFTER RECORDING, MAIL TO:

Robert C. Pardola

622 N. Rockwellstuit 304

Chicys, IL 60612

SEND SUBSEQUENT TAX BILLS TO:

Robert C. Pondala

622 N. Rockwell Stylit 304

Chicago, FL 60612

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 304 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 GRANDAVENUE 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 SOUTHEASTER? 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 STORYBRICK 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 AFWO 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 FE ET 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 OF 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 LYHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER (%) 445161; 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 P14, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0814445161, IN COOK COUNTY, ILLINGIS.

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