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SPECIAL WARRANTY DEED
(LLC to Individual)
STR 01146-28196
10FL GE

Doc#: 1525229137 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/09/2015 04:19 PM Pg: 1 of 3

THIS AGREEMENT, made this 8th day of July, 2015 between 1611 N. Hermitage, LLC, a Delaware Limited Liability Company, party of the first part, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois and Jeremy E. Johnson of 2210 W. Wabasha, Unit 209, Chicago, Illinois 60647, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by the party of the second part, the receipt whereof is acknowledged, and pursuant to the authority given by the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second party, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ABOVE SPACE FOR RECORDER'S USE ONLY

SEE ATTACHED EXHIBIT A

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described unto the party of the second party, its successor and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those permitted exceptions set forth in the title commitment and policy and by reference made a part hereof.

Permanent Real Estate Index Number(s): 14-31-429-028, 14-31-429-029, 14-31-429-030, 14-31-429-033, 14-31-429-034

Address(es) of Real Estate: 1611 N. Hermitage, Unit 206, Chicago, Illinois 60621
Parking Units P-11 and P-12

Subject, however, to the general real estate taxes for the year 2014 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations of record.

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 rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

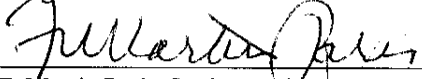
COOK COUNTY RECORDER'S OFFICE
INDEXED
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IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by the president of its Manager the day and year first above written.

GRANTOR: 1611 N. HERMITAGE, LLC


By: MK Manager Corp., an Illinois Corporation,
its Manager

By: 
F. Martin Paris, Jr., its President

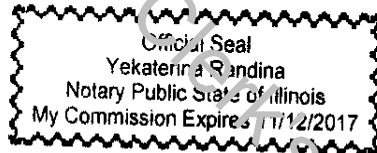
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of MK Manager Corp, an Illinois Corporation, the Manager of 1611 N. Hermitage, LLC, a Delaware limited liability 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 President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2015.




Notary Public

~~MAIL RECORDED DEED TO &~~
SEND SUBSEQUENT TAX BILLS TO:
Jeremy Johnson
1611 N. Hermitage, Unit 206
Chicago, Illinois 60622




THIS INSTRUMENT PREPARED BY:

Robert E. Molloy
1525 W. Homer, Suite 401
Chicago, Illinois 60622
(773)278-4237

REAL ESTATE TRANSFER TAX		02-Sep-2015
	COUNTY:	378.25
	ILLINOIS:	756.50
	TOTAL:	1,134.75
14-31-429-028-0000 20150701607631 1-541-982-080		

mail dreed to:
Jonathan Aven
180 N Michigan 2105
Chicago IL 60601

REAL ESTATE TRANSFER TAX		25-Aug-2015
	CHICAGO:	5,673.75
	CTA:	2,269.50
	TOTAL:	7,943.25
14-31-429-028-0000 20150701607631 1-870-174-080		

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EXHIBIT A

LEGAL DESCRIPTION

Units 206 and P-11 and P-12 in the 1611 N. Hermitage Condominium as delineated on a survey of the following described real estate:

Lots 76, 77, 78, 79, 80 and 81 in John Fitch's Resubdivision of Block 26 in Sheffield's Addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached to as Exhibit "C" to the Declaration of Condominium recorded May 28, 2015 as Document Number 1514822052 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office