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SPECIAL WARRANTY DEED (Entity to Individual)



Doc#: 1601257265 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/12/2016 01:21 PM Pg: 1 of 3

Mail to:
ANMESH PAVANZ
1700 W. CORTLAND ST #201
CHICAGO, IL 60622

Name and Address of Taxpayer:
Mr. Kiran Chekka
2210 W. Chicago Ave., Unit #4E
Chicago, IL 60622

48021658 2/3

Recorder's Stamp

The GRANTOR, **2210 MODERNA, LLC**, an Illinois limited liability company, whose address is 184 Lawndale Avenue, Elmhurst, Illinois 60126, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and **WARRANTS** to the GRANTEE, **KIRAN K. CHEKKA**, whose address is 345 W. Ohio Street, Unit #3002, Chicago, Illinois, all of the Grantor's right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not due and payable as of the date of this instrument; applicable zoning and building laws, building line restrictions and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building onto adjoining property, if any; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium for the 2210 W. Chicago Avenue Condominiums and the Declaration of Covenants, Conditions, Restrictions and Easements for the 2210 W. Chicago Avenue Condominiums and for Commercial Property Located at 2210 W. Chicago Avenue; the Condominium Property Act of Illinois; and liens and other matters of title over which the title insurer has insured without cost to Grantee.

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 land described therein. This deed is subject to all 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.

Grantor, for itself and its successors, further covenant, promise and agree with Grantee, and Grantees heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this deed, and covenants further that it will warrant and defend the property against all persons lawfully claiming by, through or under Grantor but not otherwise.

There were no tenants in the property as this is new construction.

Address of Property: 2210 W. Chicago Avenue, Unit #4E
Chicago, Illinois 60622

Permanent Index Number(s): 17-06-329-032-0000 (affects the underlying land)

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DATED this 17th day of December, 2015

2210 Moderna, LLC

By: 
Peter N. Allen, Manager

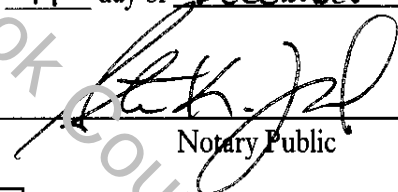
State of Illinois)

County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter N. Allen**, Manager of **2210 Moderna, LLC**, an Illinois 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of 2210 Moderna, LLC, as the free and voluntary act and deed of 2210 Moderna, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of December, 2015.






Notary Public



IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

REAL ESTATE TRANSFER TAX		21-Dec-2015
	CHICAGO:	4,687.50
	CTA:	1,875.00
	TOTAL:	6,562.50
17-06-329-032-0000 20151201653573 1-561-056-320		

REAL ESTATE TRANSFER TAX		21-Dec-2015
	COUNTY:	312.50
	ILLINOIS:	625.00
	TOTAL:	937.50
17-06-329-032-0000 20151201653573 0-910-283-840		

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EXHIBIT "A"

Legal Description:

PARCEL 1: UNIT 4E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2210 W. CHICAGO AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 23, 2015, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1532745061, IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO PARKING SPACE P1, STORAGE AREA S5 AND ROOF DECK R1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 4E AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR REMAINING LAND DESCRIBED THEREIN.

Permanent Index Numbers: 17-06-329-032-0000 (affects underlying land)

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Chicago, Illinois 60622

Property of Cook County Clerk's Office