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SPECIAL WARRANTY DEED

Doc#: 1604001024 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 10:16 AM Pg: 1 of 2

150/c/90/290

1/2

The GRANTOR, **SUSTAINABUILD LLC - 1834 ARMITAGE SERIES**, an Illinois series limited liability company, 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

ADAM SILVERBLATT and MICHELLE SILVERBLATT, Husband and Wife, of
1225 N. Wells St., #415, Chicago, IL 60610

1/2

Not as Tenants in Common, nor as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1 in the 1834 West Armitage Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 46 in Block 31 in Sheffield's Addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded January 28, 2016, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1602819029, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-2, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 1, 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 said Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2016 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-215-048-0000 (affects underlying land)

Address(es) of Real Estate: 1834 W. Armitage Ave., Unit 1, Chicago, IL 60622

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.

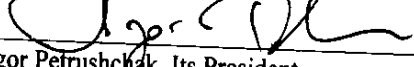
There were no tenants as this is new construction.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 29th day of January, 2016.


SUSTAINABUILD LLC - 1834 Armitage Series
By: PROGROUP DEVELOPMENT, INC., Its Member/Manager

By: 
Igor Petrushchak, Its President

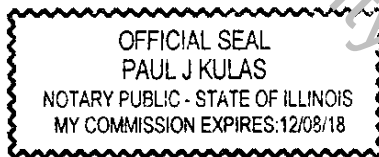
State of Illinois)
) ss.
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR PETRUSHCHAK, personally known to me to be the President of PROGROUP DEVELOPMENT, INC., Member/Manager of SUSTAINABUILD LLC - 1834 Armitage Series, 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 Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 29th day of January, 2016.


Commission expires: 12-8-18 
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 1329 W. Chicago Ave., Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX		03-Feb-2016
	COUNTY:	384.50
	ILLINOIS:	769.00
	TOTAL:	1,153.50

14-31-215-048-0000 | 20160101664897 | 1-436-799-552

REAL ESTATE TRANSFER TAX		03-Feb-2016
	CHICAGO:	5,767.50
	CTA:	2,307.00
	TOTAL:	8,074.50 *

14-31-215-048-0000 | 20160101664897 | 0-512-479-808
* Total does not include any applicable penalty or interest due.

Mail to:

Lisa J. Saul, Esq.
24 W. Erie St., Suite 4A
Chicago, IL 60654

Send subsequent tax bills to:

Adam & Michelle Silverblatt
1834 W. Armitage Ave., Unit 1
Chicago, IL 60622