

UNOFFICIAL COPY



Doc#: 1608318014 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/23/2016 09:05 AM Pg: 1 of 3



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(LLC to Individual)**

16 CR 5503884P  
MM 1013

Property of Cook County Clerk's Office

**THE GRANTOR**, B & N Builders-Eddy, LLC, an Illinois 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, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEY(S)** and **WARRANT(S)** to Aleksandr Gershteyn, (**GRANTEE'S ADDRESS**) 365 N. Halsted #2915, Chicago, IL 60661 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**


**SUBJECT TO:** Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2015.


**THIS IS NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 14-20-401-005-0000, 14-20-401-006-0000  
Address(es) of Real Estate 1165 West Eddy St. #2E, Chicago, IL 60657

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managers, this 17<sup>th</sup> day of March, 2016.

B & N Builders-Eddy, LLC, an Illinois Limited Liability Company

By   
Matthew Buckley, President of  
Meade Construction, Inc., an Illinois corporation  
Manager of B & N Builders-Eddy, LLC

By   
Piotr Nieroda, President of  
Nieroda Construction, Inc., an Illinois corporation  
Manager of B & N Builders-Eddy, LLC

Chicago Title

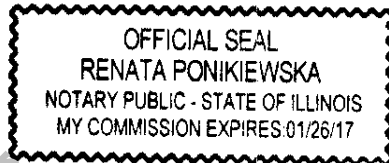
RUSTO 3

**UNOFFICIAL COPY**

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Matthew Buckley, personally known to me to be the Manager of the B & N Builders-Eddy, LLC, an Illinois Limited Liability Company, and Piotr Nieroda, personally known to me to be the Manager of B & N Builders-Eddy, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Managers signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of March, 2016.




Renata Ponikiewska (Notary Public)

**Prepared By:** Daniel G. Lauer (Attorney at Law)  
1424 W. Division St.  
Chicago, IL 60642

**Mail To:**

Steve Felton Esq.  
2220 West North Ave.  
Chicago, IL 60647



REAL ESTATE TRANSFER TAX		22-Mar-2016
	CHICAGO:	4,185.00
	CTA:	1,674.00
	TOTAL:	5,859.00 *

14-20-401-005-0000 | 2016030601081 | 0-724-293-184

\* Total does not include any applicable penalty or interest due.

**Name & Address of Taxpayer:**

Aleksandr Gershteyn  
1165 West Eddy St. #2E  
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		22-Mar-2016
 	COUNTY:	273.00
	ILLINOIS:	568.00
	TOTAL:	837.00

14-20-401-005-0000 | 20160301681081 | 0-503-557-696

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## EXHIBIT 'A'

**PARCEL 1:**

UNIT 2E IN THE 1165 WEST EDDY STREET CONDOMINIUMS, AS DELINEATED ON A THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 8 AND 9 IN BLOCK 3 IN ERNEST J. LEHMANN'S SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 10, 2016 AS DOCUMENT NUMBER 1607029030, TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF G-2E AND S-2E, LIMITED COMMON ELEMENTS, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED MARCH 10, 2016 AS DOCUMENT NO. 1607029030.

"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."

Cook County Clerk's Office