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1613046004

Doc#: 1613046004 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2016 10:16 AM Pg: 1 of 2

Special Warranty Deed
Statutory (ILLINOIS)

Above Space for Recorder's use only

THE GRANTOR, 5131 S. Kimbark/Chicago LLC, 4753 N. Broadway, Chicago, Illinois 60640, 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 the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY to **5131 Kimbark Residences, LLC**, an Illinois limited liability company located at 1219 E. 50th Street, Chicago, IL 60615, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


PARCEL 1: UNITS 1, 2 AND 3 IN THE SOUTH KIMBARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 12 (EXCEPT THE NORTH 6 FEET) IN BLOCK 11 IN CORNELL, HIGGARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARK'S ADDITION TO HYDE PARK IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0719915065, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACES P.S. B, P.S. C AND P.S. D, LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.



Property Address: 5131 S. Kimbark Avenue, units 1, 2 and 3, Chicago, IL 60615
PIN: 20-11-401-050-1001, 20-11-401-050-1002, and 20-11-401-050-1003

SUBJECT TO: Any and all covenants, conditions, easements, restrictions and any other matters of record.

REAL ESTATE TRANSFER TAX		29-Apr-2016
	CHICAGO:	9,750.00
	CTA:	3,900.00
	TOTAL:	13,650.00 *

20-11-401-050-1001 | 20160401697672 | 1-033-818-432

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

REAL ESTATE TRANSFER TAX		29-Apr-201
	COUNTY:	650.0
	ILLINOIS:	1,300.0
	TOTAL:	1,950.0

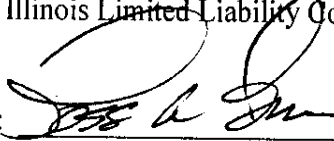
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In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its Managers, **ROSS A. BERMAN**, this 22nd day of April 2016.

5131 S. Kimbark/Chicago LLC
an Illinois Limited Liability Company

By: 
ROSS A. BERMAN
Its: One of Its Managers

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **ROSS A. BERMAN**, manager, 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 severally acknowledged he signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of April, 2016

Commission expires April 21, 2018


NOTARY PUBLIC



This instrument was prepared by: ROBERT J. DI SILVESTRO, 5231 N. Harlem Ave., Chicago, Illinois 60656

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mr. Jason Erlich Kluever & Platt, LLC 65 East Wacker Place, Suite 2300 Chicago, IL 60601	5131 Kimbark Residences, LLC 1219 E. 50 th Street Chicago, IL 60615
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