

Special Warranty Deed Statutory (Illinois)

1614041050 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/19/2016 01:26 PM Pg: 1 of 2

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The GRANTON, ZARRABEE STREET PROPERTIES, LLC, an Illinois limited liability company, a limited liability company creet at 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 conside at on in hand paid, and pursuant to authority given by the Member/Manager of said limited liability company, CONVEYS and WARRANTS to

NICHOLAS GALANOPOULOS, an unmarried man, of 600 N. Fairbanks Ct., #1502, Chicago, Illinois 60611

all interest in the following described Real Es ate situated in the County of Cook, in the State of Illinois, to wit:

DEFICIAL SEAL

MAINS TO MOS Parcel 1: Unit Number 5N in The 1018 N. Larribee Street Condominiums as delineated on a ROMALE NO MATE 그 용면 Stirvey of the following described real estate: Log 13 in Block 93 in Elston Addition to Chicago in CARSSIGNATION The West 1/2 of the Southwest 1/4 of Section 4, Township 39 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 Number 1610344014, together with its undivided percentage interest in the common elements, all in cook County, Illinois.

> Parcel 2: The (exclusive) right to the use of P-7, a limited common dement, as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 1610344014.

SUBJECT TO:

General real estate taxes for 2015 and subsequent years.

P.I.N. (s):

17-04-317-012-0000 and 17-04-317-013-0000 (affects underlying land

Address(es) of Real Estate:

1018 N. Larrabee St., Unit 5N, Chicago, Illinois 60610

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.

REAL ES	09-May-2016		
		COUNTY:	350.00
		ILLINOIS:	700.00
		TOTAL:	1,050.00

17-04-317-012-00	00   2016	60501600853	0-654	L166-336

REAL ESTATE TRA	09-May-2016_		
CHICAGO:		5,250.00	
	CTA:	2,100.00	
	TOTAL:	7,350.00 *	
17-04-317-012-00	00 20160501600853	0-190-181-696	
	ide any applicable penal		

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## **UNOFFICIAL COPY**

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager this 6th day of May, 2016.

LARRABE<del>E S</del>TREET PROPERTIES, LLC

By: DENAL DEVELOPMENT, LLC, its Member/Manager

John Federici, Member/Manager

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 JOHN FEDERICI, persocally known to me to be the Member/Manager of DENALI DEVELOPMENT, LLC, Member/Manager of LARRABFE STREET PROPERTIES, LLC, and personally known to me 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 6th day of May 2016.

Commission expires: 2/24/20

OFFICIAL SEAL
PETRO M CZERMAK
HOTARY PUBLIC - STATE OF FLIM

MY COMMISSION EXPINES:02010

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2327 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Christian Bremmer, Esq. 2207 W. Chicago Ave. Chicago, Illinois 60622

Send subsequent tax bills to:

Nicholas Galanopoulos 1018 N. Larrabee St., Unit 5N Chicago, Illinois 60610