



1614041050

Doc#: 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

Special Warranty Deed
Statutory (Illinois)

The GRANTOR, LARRABEE STREET PROPERTIES, LLC, an Illinois 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 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 Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit Number 5N in The 1018 N. Larrabee Street Condominiums as delineated on a Survey of the following described real estate: Lot 13 in Block 93 in Elston Addition to Chicago in 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 element, 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 ESTATE TRANSFER TAX		09-May-2016	
COUNTY:	350.00	ILLINOIS:	700.00
TOTAL:		1,050.00	
17-04-317-012-0000 20160501600853 0-654-166-336			

REAL ESTATE TRANSFER TAX		09-May-2016	
CHICAGO:	5,250.00	CTA:	2,100.00
TOTAL:		7,350.00 *	

17-04-317-012-0000 | 20160501600853 | 0-190-181-696
* Total does not include any applicable penalty or interest due.

BUX 334 CTI

Chicago Title

17-04-317-012-0000

S $\frac{Y}{2}$
P $\frac{2}{2}$
S $\frac{N}{2}$
SC $\frac{Y}{2}$
INT $\frac{10}{2}$

