PRECISION TITLE PRESSHOL

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1 all

SPECIAL WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR:

Humboldt Development, LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to



#: 1614149062 Fee: \$42.00

RHSP Fee;\$9.00 RPRF Fee; \$1,00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/20/2016 11:20 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

THE GRANTEE: While Vallertigara Discrehendly Thist (GST Exempt) (Reason by Japan Danielle Vallortigara Trust the following described Real Estate situated in the County of Cook, in the state of Illinois, 10-wit:

UNIT 1W IN 2505 POTOMAC CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN BLOCK 6 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, 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 1610434070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Index Number (PIN): 16-01-227-016-0000 and 16-01-227-017-0000

(affects underlying land)

Address: 2505 W. Potomac Ave., Unit W, Chicago, IL 60622

Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said premises, forever. Subject to: easements for public utilities, covenants, conditions and restrictions of record, and general real estate taxes for the year 2015 and subsequent years.

Jozef Guzik, Manager, Humboldt Development, LLC

State of Illinois

) SS

County of Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jozef Guzik, Manager of Humboldt Development, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person,

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and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

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

OFFICIAL SEAL MARC PYURGAITIS

Notary Public - State of Illinois My Commission Expires July 15, 2016

Notary Public

This instrument was prepared by:

S. Aaron Tenenbaum

2222 Chestnut Ave., Ste. 201, Glenview, IL 60026

Mail to:

Send Subsequent Tax Bills to:

DANIELL VMI CATTY ARA

2 SCS W. PCTCMAC, Unit IW

Chickee, IL 60622

REAL ES	05-May-2016		
	The state of the s	COUNTY: 347.50	
-			247.50
		ILLINOIS:	495.00
		TOTAL:	742.50

16-01-227-016-0000 20160401698363 1-423-954-240

REAL ESTATE TRA	NSFER TAX	05-May-2016
	CHICAGO:	3,712.50
	CTA:	1,485.00
	TOTAL:	5,197.50 *
16-01-227-016-000	0 2)160-101698363	1-636-553-024

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

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Exhibit A

"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." ~

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