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1627841043

SPECIAL WARRANTY DEED

Doc# 1627841043 Fee \$42.00

STAMP FEE: \$9.00 PRF FEE \$1.00

CLARENCE A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 11:41 AM PG: 1 OF 3

160161901377

The GRANTOR, **SUSTAINABUILD, LLC – 2550 W FULLERTON SERIES**, an Illinois series 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 Members of said limited liability company, CONVEYS and WARRANTS to

DMITRY LAGOCHA and ERICA LAGOCHA, husband and wife, of 1847 W. Armitage Ave., Apt. 1B, Chicago, IL 60622

^{1/2} not as Tenants in Common, nor as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes for 2016 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-428-031-0000; 13-25-428-032-0000 and 13-25-428-033-0000 (affect underlying land)

Address(es) of Real Estate: 2550 W. Fullerton Ave., Unit 4A, Chicago, IL 60647

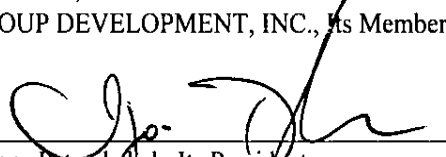
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 20th day of September, 2016.

SUSTAINABUILD, LLC – 2550 W FULLERTON SERIES
By: PROGROUP DEVELOPMENT, INC., Its Member/Manager

By: 
Igor Petrushechak, Its President

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

S Y
P 3
S N
SC Y
INT TD

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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 IGOR PETRUSHCHAK, personally known to me to be the President of PROGROUPE DEVELOPMENT, INC., Member/Manager of SUSTAINABUILD, LLC – 2550 W FULLERTON SERIES, and 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 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.

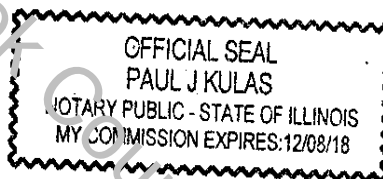
Given under my hand and seal, this 20th day of September, 2016.

Commission expires:

12-8-18

Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX

20-Sep-2016



CHICAGO: 3,142.50
 CTA: 1,257.00
 TOTAL: 4,399.50*

13-25-428-031-0000 | 20160901658881 | 1-913-211-880

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX

26-Sep-2016



COUNTY: 209.50
 ILLINOIS: 419.00
 TOTAL: 628.50

13-25-428-031-0000 | 20160901658881 | 0-182-085-440

Mail to:

Jeffrey E. Rochman, Esq.
 55 W. Monroe St., Ste. 3950
 Chicago, IL 60603

Send subsequent tax bills to:

Dmitry and Erica Lagocha
 2550 W. Fullerton Ave., Unit 4A
 Chicago, IL 60647

UNOFFICIAL COPY**LEGAL DESCRIPTION****Permanent Index Number:**

Property ID: 13-25-428-031-0000; 13-25-428-032-0000 & 13-25-428-033-0000 (affect underlying land)

Property Address:

2550 W. Fullerton Ave., Unit 4A
Chicago, IL 60647

Legal Description:

Parcel 1: Unit 4A in The Brendel Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate:

Lots 7, 8 and 9 in Block 20 in Albert Crosby and Others' Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the retail property more particularly described as follows: That part of Lots 7, 8 and 9 in Block 20 in Albert Crosby and Others' Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Lying above a horizontal plane at elevation +17.28 feet and lying below a horizontal plane at elevation +29.52 feet Chicago City Datum, beginning at Southeast corner of Lot 7; thence 1.91' West and 2.31' North to a point of beginning; thence along finished surface of interior walls; thence 51.34' West; thence 7.39' North; thence 6.18' West; thence 7.49' North; thence 2.82' West; thence 38.39' North; thence 14.69' East; thence 14.48' South; thence 17.10' East; thence 14.55' North; thence 6.03' East; thence 5.03' North; thence 20.32' East; thence 20.82' South; thence 2.26' East; thence 37.41' South to the point of beginning of retail property, in Cook County, Illinois; which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded August 24, 2016, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1623719244, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: Non-exclusive, perpetual easements for the benefit of Parcel 1, as created by the Reciprocal Easement Agreement recorded August 24, 2016, as Document No. 1623719245, executed by and between The Brendel Condominium Association and Sustainabuild, LLC - 2550 W Fullerton Series.

Parcel 3: The exclusive right to the use of Parking Space P-9 and Roof Deck Space R-1, limited common elements, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 4A, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.