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SPECIAL WARRANTY DEED (Statutory)

Doc# 1627841045 Fee \$40.00

SHSP FEE:\$9.00RPRF FEE \$1.00

CAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 11:42 AM PG: 1 OF 2

The GRANTOR, **VOLO HOLDINGS, LLC - 713-15 MAY 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 Member/Manager of said limited liability company, CONVEYS and WARRANTS to

AARON D. PRICE and JENNIFER G. PRICE, Husband and Wife, of 1006 W. Monroe St., Apt. 3, Chicago, IL 60607

Not as Tenants in Common, nor as Joint Tenants with rights of survivorship, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit 1S in the 715 South May Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lots 27 and 28 (except the West 14 feet of said Lots 27 and 28) also the North 5.6 feet of Lot 26 (except the West 14 feet of said North 5.6 feet of Lot 26) in Block 2 in Macalister's Subdivision of Block 7 in Canal Trustees' Subdivision of the Southeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded September 19, 2016, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1626320119, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-4, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 1S, 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.

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

Permanent Real Estate Index Number(s): 17-17-410-029-0000 (affects underlying land)

Address(es) of Real Estate: 715 S. May St., Unit 1S, Chicago, IL 60607

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

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.

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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.

Volo Holdings, LLC – 713-15 May Series,
an Illinois Series Limited Liability Company


By: 
Ihor Sosnovyy, Member/Manager

State of Illinois)
) ss.
County of Cook)

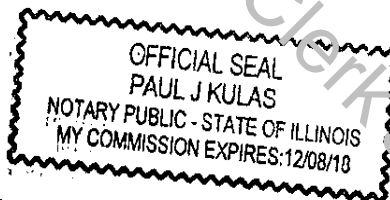
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IHOR SOSNOVYY, personally known to me to be the Member/Manager of VOLO HOLDINGS, LLC – 713-15 MAY SERIES, and personally known to me to be the same person whose name is subscribed to the foregoing 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		27-Sep-2016
	CHICAGO:	4,582.50
	CTA:	1,833.00
	TOTAL:	6,415.50 *

17-17-410-029-0000 | 20160901659625 | 1-126-065-984

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

REAL ESTATE TRANSFER TAX		27-Sep-2016
	COUNTY:	305.50
	ILLINOIS:	611.00
	TOTAL:	916.50

17-17-410-029-0000 | 20160901659625 | 1-572-964-160

Mail to:

David J. Bawcum, Esq.
74 E. Grand Ave.
Fox Lake, IL 60020

Send subsequent tax bills to:

Aaron D. Price and Jennifer G. Price
715 S. May St., Unit 1S
Chicago, IL 60607