

# UNOFFICIAL COPY

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Doc# 1631915093 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2016 11:40 AM Pg: 1 of 3

Prepared by:

Erika L. Kruse  
Law Office of Erika L. Kruse  
28755 W. Harvest Glen Cir.  
Cary, IL 60013

Dec ID 20161101677072  
ST/CO Stamp 0-993-624-256 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 0-045-252-800 City Tax: \$3,360.00

Mail to:

Philip Giglio  
1061 West 16<sup>th</sup> Street, Unit 401  
Chicago, Illinois 60608

Send Subsequent Tax Bills to:

Philip Giglio  
1061 West 16<sup>th</sup> Street, Unit 401  
Chicago, Illinois 60608

**SPECIAL WARRANTY DEED**  
Statutory (ILLINOIS)  
(Corporation to Individuals)

THE GRANTORS:

PILSEN LOFTS, LLC, an Illinois 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 and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

PHILIP GIGLIO, an unmarried man of the City of Chicago, County of Cook, State of Illinois

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNITS 401 AND P-6 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN SHIELDS SUBDIVISION AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH ¼ OF THE SOUTH-EAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2016 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

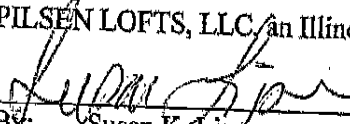
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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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.

Permanent Real Estate Index Number(s): 17-20-402-038-1033, 17-20-402-038-1048  
Address(es) of Real Estate: 1061 West 16th Street, Units 401 ~~and 402~~, Chicago, Illinois 60608

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 7<sup>th</sup> day of November, 2016.

PILSEN LOFTS, LLC, an Illinois limited liability company

  
By: Susan K. Lipe  
Its: Manager

(CONTINUED)

Property of Cook County Clerk's Office

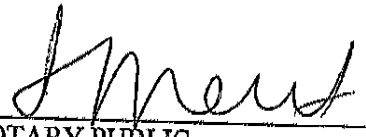
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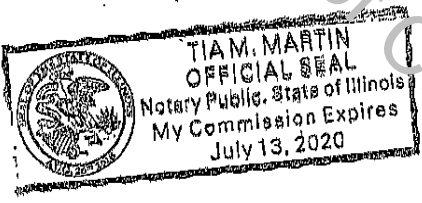
State of Illinois )  
                              )ss.  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN K. LIPE, one of the Managers of PILSEN LOFTS, LLC, an Illinois limited liability company, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of November, 2016.

Commission expires 7-13-20.

  
\_\_\_\_\_  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		08-Nov-2016
CHICAGO:		2,400.00
CTA:		960.00
<b>TOTAL:</b>		<b>3,360.00 *</b>
17-20-402-038-1033   20161101677072   0-045-252-800		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		08-Nov-2016
COUNTY:		160.00
ILLINOIS:		320.00
<b>TOTAL:</b>		<b>480.00</b>
17-20-402-038-1033   20161101677072   0-993-624-256		

Property of Cook County Clerk's Office