UNOFFICIAL CC

Special Warranty Deed

Doc# 1700910028 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 09:58 AM PG:

The GRANTOR, CAPRICORN REAL ESTATE GROUP, L.L.C. - HOMER 2435-37 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

RYAN RUDICH and GILLIAN FUDICH, Husband and Wife, of 111 W. Maple St., Unit AKA Gillian Kriezelman 3403, Chicago, IL 60610

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

Parcel 1: Unit 2E in the 2435 West Homer Condominums as delineated on a Plat of Survey of the following described parcel of real estate: Lot 30 in Block 1 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 36, Township 40 North, Range 13, 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 August 23, 2016, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1623629067, as amended from time to time, together with its undivided per entage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-3 and Roof Rights R2, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2E, 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. Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., Ste. 2400

Permanent Real Estate Index Number(s):

13-36-408-013-0000 & 13-36-408-014-0000 Chicago, IL 60606-4650 Attn: Search Department

(affect underlying land)

Address(es) of Real Estate: 2435 W. Homer St., Unit 2E, 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

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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 28th day of December, 2016.

> CAPRICORN REAL ESTATE GROUP, L.L.C. - HOMER 2435-37 SERIES, an Illinois Series Limited Liability Company

Maria J. Whilpple, Men

State of Illinois

County of Cook)

l, the undersigned, a Notary Pullic in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIA J. WHIPPLE, personally known to me to be the Member/Manager of CAPRICORN REAL ESTATE GROUP, L.L.C. - HOMEP. 2'35-37 SERIES, an Illinois Series Limited Liability Company, 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, she signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as her 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 28th day of December, 2016

12-8-18 Commission expires:

Notary l'uplic

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

REAL ESTATE TRA	04-Jan-2017	
	CHICAGO:	5,242.50
	CTA:	2,097.00
	TOTAL:	7,339.50 *

13-36-408-013-0000 | 20161201695497 | 1-631-683-776

After Recording Mail to:

Daniel J. Fajerstein, Esq. 513 Chicago Ave. Evanston, IL 60202

OFFICIAL SEAL PAUL J KULAS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:12/08/18

REAL ESTATE TRANSFER TAX			AX	04-Jan-2017		
_		1	COUNTY:	349.50		
		(586)	ILLINOIS:	699.00		
			TOTAL:	1,048.50		
_	13-36-408	-013-0000	20161201695497	1-363-248-320		

Send subsequent tax bills to:

Ryan Rudich and Gillian Rudich 2435 W. Homer St., Unit 2E Chicago, IL 60647

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