

UNOFFICIAL COPY

Doc#: 1702606000 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2017 08:21 AM Pg: 1 of 3

SPECIAL WARRANTY DEED LLC TO INDIVIDUAL

Dec ID 20170101605275
ST/CO Stamp 1-933-520-064 ST Tax \$595.00 CO Tax \$297.50
City Stamp 1-396-649-152 City Tax: \$6,247.50

Prepared By:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

The GRANTOR, 3912-18 N. DAMEN, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois with an address of 4005 N. Wolcott, Chicago, IL 60613, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to

Kunhal V. Parikh and Sajani J. Parikh
Husband and Wife, as Tenants by the Entirety
3914 N. Damen Avenue, Unit # 402
Chicago, IL 60618

the following described real estate situated in the County of Cook in the State of Illinois, to wit:


Legal Description is attached hereto and made a part hereof

P.I.N. # 14-19-107-022-0000 & 14-19-107-023-0000. 53.
Property Address: 3914 North Damen Avenue, Unit 402, Chicago, IL 60618. 3906
(includes rights to use of limited common elements P-1 & S1 & building roof deck)

hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold said property as tenants by the entirety forever.

Dated this 24th day of January, 2017.

3912-18 N. DAMEN, LLC

BY: 
JAMES JAEGER
ITS: MANAGER

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State of Illinois, County of COOK, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that JAMES JAEGER 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 he signed, sealed and delivered said deed as his free and voluntary act and as DULY AUTHORIZED MANAGER of the 3912-18 N. DAMEN, LLC for the uses and purposes therein set forth.

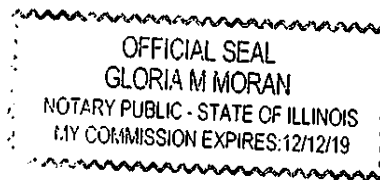
Given under my hand and notarial seal this 24th day of January, 2017.

Gloria M Moran

NOTARY PUBLIC

Mail Tax Bills to:

Kunhal & Sajani Parikh
3914 North Damen Avenue, Unit 402
Chicago, IL 60618



After Recording, Mail Deed to:

Jan E. Christensen

580 Adams Lane

Washington, IL 60091

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND 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 STIPLUATED AT LENGTH HEREIN.

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3914 NORTH DAMEN AVE. UNIT # 402, CHICAGO, IL 60618

PARCEL 1:

UNIT 402 IN 3914 NORTH DAMEN AVENUE CONDOMINIUMS AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 15 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 16, 17
AND 18 IN SUBDIVISION OF BLOCK 6 IN EXECUTORS OF W.E. JONES
SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 AND EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
AND EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY,
ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE
DECLARATION OF CONDOMINIUM RECORDED ON JANUARY 19, 2017
AS DOCUMENT 1701945031 TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-1 AND STORAGE
SPACE S1, AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY
ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID
RECORDED AS DOCUMENT NUMBER 1701945031 .

PIN: 14-19-107-022-0000 (undivided)

PIN: 14-19-107-023-0000 (undivided)