

UNOFFICIAL COPY

WARRANTYDEED

This instrument was prepared by:

Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
2338W.Belmont Ave.
Chicago, IL60618

Doc#: 1703118116 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2017 01:43 PM Pg: 1 of 4

Dec ID 20170101606418
ST/CO Stamp 0-393-149-632 ST Tax \$680.00 CO Tax \$340.00
City Stamp 1-126-563-008 City Tax: \$7,140.00

THE GRANTOR, **2825 HALSTED, LLC**, 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 (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEEES, **ANAND MATHEW and RAINA GUPTA**, husband and wife, of the County of Cook, State of Illinois not as joint tenants or tenants in common 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 14-28-114-015-0000, 14 - 28 - 114 - 016 - 0000,
14 - 28 - 114 - 017 - 0000 (PART OF); 14-28-114-017-0000

Address of Real Estate: 2837 North Halsted Street, Unit 3N, Chicago, Illinois 60657;


and the exclusive use of parking space P-4 and roof access
SUBJECT TO: general real estate taxes for the year of 2017 and subsequent years; building lines and use *R-4*
or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; *(M)*
acts of the Grantee.

Grantor also hereby grants to the grantees, its successors and assigns, all 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.

DATED this 26th day of January, 2017.

2825 HALSTED, LLC
an Illinois limited liability company

By: 
Igor Blumin, as Manager of IB Management LLC

Amo
2.15-2017B

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Igor Blumin personally known to me to be the Manager of IB MANAGEMENT LLC, which is the Manager of 2825 HALSTED, LLC ("Company"), and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of January, 2017.

A Sandal
Notary Public



REAL ESTATE TRANSFER TAX		31-Jan-2017
	COUNTY:	340.00
	ILLINOIS:	680.00
	TOTAL:	1,020.00
14-28-114-015-0000 20170101606418 0-393-149-632		

REAL ESTATE TRANSFER TAX		31-Jan-2017
	CHICAGO:	5,100.00
	CTA:	2,040.00
	TOTAL:	7,140.00 *
14-28-114-015-0000 20170101606418 1-126-563-008		

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

AFTER RECORDING, MAIL TO:

James R. Pittacola
Pittacola Law Group
223 W. Jackson, #620
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:

Anand Mathew
2837 N. Halsted, # 3N
Chicago, IL 60657

UNOFFICIAL COPY**Legal Description**

UNIT 3N, AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND ROOF ACCESS R-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1702634091, IN THE 2837 NORTH HALSTED CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 62.05 FEET OF THE SOUTH 111 FEET (TAKEN AS A TRACT) OF THAT PART OF BLOCK 16 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE EAST LINE OF HALSTED STREET AND A LINE 140 FEET EAST OF SAID EAST LINE OF HALSTED STREET, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1635129077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THE COMMERCIAL SPACES DESCRIBED AS FOLLOWS:

PARCEL 1 - COMMERCIAL SPACE C-1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +20.70 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.70 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 8.42 FEET SOUTH AND 1.27 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT;

THENCE EAST, A DISTANCE OF 5.59 FEET; THENCE NORTH, A DISTANCE OF 3.35 FEET; THENCE EAST, A DISTANCE OF 67.52 FEET; THENCE SOUTH, A DISTANCE OF 4.80 FEET; THENCE EAST, A DISTANCE OF 1.71 FEET; THENCE SOUTH, A DISTANCE OF 13.58 FEET; THENCE WEST, A DISTANCE OF 11.10 FEET; THENCE SOUTH, A DISTANCE OF 1.03 FEET; THENCE WEST, A DISTANCE OF 8.66 FEET; THENCE NORTH, A DISTANCE OF 0.21 FEET; THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH, A DISTANCE OF 3.91 FEET; THENCE WEST, A DISTANCE OF 9.74 FEET; THENCE NORTH, A DISTANCE OF 1.78 FEET; THENCE WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH, A DISTANCE OF 4.37 FEET; THENCE WEST, A DISTANCE OF 13.54 FEET; THENCE NORTH, A DISTANCE OF 7.06 FEET; THENCE WEST, A DISTANCE OF 5.57 FEET; THENCE NORTH, A DISTANCE OF 14.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1A - COMMERCIAL SPACE C-1:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +20.70 (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +33.20 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.76 FEET SOUTH AND 83.10 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT;

THENCE EAST, A DISTANCE OF 8.60 FEET; THENCE SOUTH, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2 - COMMERCIAL SPACE C-2:

UNOFFICIAL COPY

Continued

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +20.70(CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.70 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 8.40 FEET NORTH AND 1.23 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 14.67 FEET; THENCE EAST, A DISTANCE OF 5.74 FEET;
 THENCE NORTH, A DISTANCE OF 0.12 FEET; THENCE EAST, A DISTANCE OF 7.92 FEET;
 THENCE NORTH, A DISTANCE OF 1.94 FEET; THENCE EAST, A DISTANCE OF 6.34 FEET;
 THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 17.30 FEET;
 THENCE NORTH, A DISTANCE OF 6.71 FEET; THENCE EAST, A DISTANCE OF 9.74 FEET;
 THENCE SOUTH, A DISTANCE OF 9.73 FEET; THENCE EAST, A DISTANCE OF 7.75 FEET;
 THENCE SOUTH, A DISTANCE OF 18.20 FEET; THENCE WEST, A DISTANCE OF 49.23 FEET;
 THENCE NORTH, A DISTANCE OF 3.31 FEET; THENCE WEST, A DISTANCE OF 5.56 FEET
 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2A - COMMERCIAL SPACE C-2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +21.00(CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.85 (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.89 FEET NORTH AND 100.66 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 18.00 FEET; THENCE EAST, A DISTANCE OF 9.00 FEET;
 THENCE SOUTH, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 9.00 FEET
 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

KNOWN AS: 2837 N. HALSTED STREET, CHICAGO, ILLINOIS 60657

PERMANENT INDEX NUMBERS:

14 - 28 - 114 - 015 - 0000

14 - 28 - 114 - 016 - 0000

14 - 28 - 114 - 017 - 0000 (PART OF)

Property Address:

2837 N Halsted St #3N

Chicago, IL 60657

Pin: 14-28-114-015-0000, 14-28-114-016-0000, 14-28-114-017-0000 and 14-28-114-018-0000