UNOFFICIAL COPY *1796812992D*

SPECIAL WARRANTY DEED

Doc# 1706812092 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 02:56 PM PG: 1 OF 2

The GRANTOR 2 01 WEST BELMONT PROPERTY LLC, an Illinois 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 WARANTS to

ALEXANDER KWAK and CAROLINE KWAK, husband and wife, of 1918 W. Roscoe St., Unit 2, Chicago, IL 60657

not as Joint Tenants nor as Tenants in Corimon, 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 2W & P-2 in the 2707 West Delmont Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 2 (except the East 3.75 feet thereof) and the East 28.6 feet of Lot 3 in Goldsmith and Stand's Resubdivision of Lots 1 to 11, both inclusive, in McCormick's Resubdivision of Lots 1 to 27 inclusive, in Nissen's Subdivision of the West 1/2 of the Northeast 1/4 of Section 25, Township 4.0 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 February 17, 2017, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1704829014, as arounded from time to time, together with its undivided percentage ownership interest in the corm on elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space S-2, a limited common clement ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of $Unit \angle W$, 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 2017 and subsequent years.

Permanent Real Estate Index Number(s): 13-25-200-016-0000 (affects underlying land)

Address(es) of Real Estate: 2707 W. Belmont Ave., Unit 2W & P-2, Chicago, IL 60618

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 sa 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 28th day of February, 2017.

2701 West Belmont Property LLC

Michael A Galante Manager

State of Illinois)

SS.

County of Cook)

I, the cnoersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL A. GALANTE, personally known to me to be the Manager of 2701WEST BELMONT PROPERTY LLC, 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 sear, this 28th day of February, 2017.

Commission expires:

Notary Public

This instrument prepared by: Law Offices of Kulas & Kular, F.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

OFFICIAL SEA PAUL J KULAS NOTARY PUBLIC - STATE OF ILL NO.S MY COMMISSION EXPIRES:12/08/17

| REAL ESTATE TRANSFER TAX | | | 03-Mar-2017 |
|--------------------------|-------------|----------------|---------------|
| | The same of | COUNTY: | 225.00 |
| 100 | (586) | ILLINOIS: | 450.00 |
| | | TOTAL: | 675.00 |
| 13-25-200-016-0000 | | 20170201615401 | 0-790-219-456 |

| REAL ESTATE TRA | 03-Mar-2017 | |
|-------------------|-------------|-------------|
| 603 | CHICAGO: | 3,375.00 |
| | CTA: | 1,350.00 |
| | TOTAL: | 4,725.00 * |
| 12 25 200 040 000 | n I | |

13-25-200-016-0000 | 20170201615401 | 0-886-215-360 * Total does not include any applicable penalty or interest due.

Mail to:

Kristen E. Lunny, Esq. 111 W. Washington St., Suite 1201 Chicago, IL 60602 Send subsequent tax bills to:

Alexander and Caroline Kwak 2707 W. Belmont Ave., Unit 2W Chicago, 1L 60618