

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Illinois Statutory
(Limited Liability Co. to Individual)

AFTER RECORDING MAIL TO:

Donald C. Battaglia, Esq.
5543 W. Diversy Ave.
Chicago, IL 60639

SEND SUBSEQUENT TAX BILLS TO:

Matthew D. Martuzzo
1154 W. Ohio St., Unit 301
Chicago, IL 60642



17093190520

Doc# 1709319052 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2017 02:27 PM PG: 1 OF 3

Above Space for recorder's use only

THE GRANTOR: **1154 WEST OHIO, LLC**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the member of said company, CONVEYS AND WARRANTS to:

MATTHEW D. MARTUZZO, a Single person
of Chicago, Illinois

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

See Exhibit A attached hereto.

THIS IS NOT A HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; private, public, and utility easements; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

Permanent Real Estate Index Number: 17-08-228-018-0000, 17-08-228-018-0301

Commonly Known As: 1154 W. Ohio St., Unit 301, Chicago, IL 60642

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its members this 21 day of March, 2017

[Signature] (SEAL)
Michael Pinelli, as Member

[Signature] (SEAL)
Philip Domenico, as Member

[Signature] (SEAL)
Anthony Alessi, as Member

[Signature] (SEAL)
Jeffrey Metz, as Member

CCRD REVIEW [Signature]

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 301 IN THE 1154 WEST OHIO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 26 IN OGDEN ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1703918086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3 AND THE ROOF RIGHTS R-301 AND THE WOODEN BALCONY, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS "EXHIBIT D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1703918086.

PIN: 17-08-228-018-0000 (AFFECTS THE UNDERLYING LAND) 17,08,228-018-0301



COMMONLY KNOWN AS: 1154 W OHIO ST., UNIT 301, CHICAGO, IL 60642

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.

REAL ESTATE TRANSFER TAX		03-Apr-2017
	CHICAGO	5,092.50
	CTA	2,037.00
	TOTAL:	7,129.50 *

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

REAL ESTATE TRANSFER TAX		03-Apr-2017
	COUNTY:	339.50
	ILLINOIS:	679.00
	TOTAL:	1,018.50

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