

UNOFFICIAL COPY

GMT 17-0293

PREPARED BY:

Donald Battaglia
5543 W. Diversey Ave.
Chicago, IL 60639

Doc#: 1713949014 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2017 09:03 AM Pg: 1 of 1

MAIL TAX BILL TO:

Land Treaders Inc
48 N. Laet Ave.
Chicago, IL 60644

Dec ID 20170501654227
ST/CO Stamp 1-436-688-832 ST Tax \$6.50 CO Tax \$3.25
City Stamp 0-362-947-008 City Tax: \$68.25

MAIL RECORDED DEED TO:

Donald Battaglia
5543 W. Diversey Ave.
Chicago, IL 60639

SPECIAL WARRANTY DEED

THE GRANTOR, CR Properties 2015 LLC, a New York limited liability company for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Land Treaders, Inc. an Illinois corporation, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT 3N AND THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT P-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 207-09 PARKSIDE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0634515048, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-08-411-020-1005
Property Address: 207 N. Parkside Ave. Unit 3N, Chicago, IL 60644

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches; feeders and drain tile; pipe or other conduit and all other matters of record affecting the property.

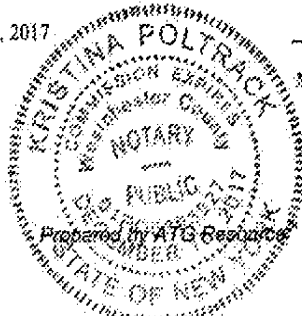
Dated this 25 day of April, 2017

[Signature]
CR Properties 2015 LLC, a New York limited liability company
By Victor Naar, Manager

State of New York
County of Westchester

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Victor Naar 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 the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25 day of April, 2017



[Signature]
Notary Public
My commission expires: _____