

# UNOFFICIAL COPY

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Prepared by:

Erika L. Kruse  
Law Office of Erika L. Kruse  
28755 W. Harvest Glen Cir.  
Cary, IL 60013

Doc#: 1715908171 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2017 11:28 AM Pg: 1 of 3

Dec ID 20170601667684  
ST/CO Stamp 0-235-575-744 ST Tax \$354.00 CO Tax \$177.00  
City Stamp 1-622-632-128 City Tax: \$3,717.00

Mail to:

David Frank-Attorney at Law  
1211 Landwehr Rd.  
Northbrook, IL 60062

Send Subsequent Tax Bills to:

Casey D. Eidsmoe & Nikole-Ashley Roman  
1061 West 16<sup>th</sup> Street, Unit 209  
Chicago, Illinois 60608

SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individuals)

## THE GRANTORS:

PILSEN LOFTS, LLC, an Illinois 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 and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

CASEY D. EIDSMOE, an unmarried man, and NIKOLE-ASHLEY ROMAN, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, as joint tenants with rights of survivorship and not as tenants in common,

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNITS 209, P-41 AND P-42 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN SHIELDS SUBDIVISION AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH ¼ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2016 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

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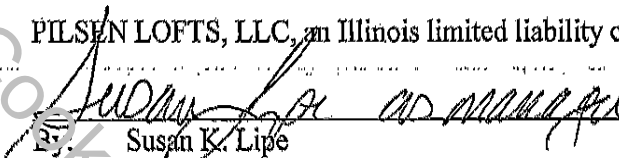
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS 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.

Permanent Real Estate Index Number(s): 17-20-402-038-1019, 17-20-402-038-1083, and 17-20-402-038-1084



Address(es) of Real Estate: 1061 West 16th Street, Units 209, P-41 and P-42, Chicago, Illinois 60608-2862


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 6<sup>th</sup> day of June, 2017.

PILSEN LOFTS, LLC, an Illinois limited liability company

By:   
 Its: Susan K. Lipe  
 Manager

(CONTINUED)

REAL ESTATE TRANSFER TAX		08-Jun-2017
	COUNTY:	177.00
	ILLINOIS:	354.00
	TOTAL:	531.00
17-20-402-038-1019   20170601667684   0-235-575-744		

REAL ESTATE TRANSFER TAX		08-Jun-2017
	CHICAGO:	2,655.00
	CTA:	1,062.00
	TOTAL:	3,717.00 *
17-20-402-038-1019   20170601667684   1-622-632-128		
* Total does not include any applicable penalty or interest due.		

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State of Illinois        )  
                                  )ss.  
County of Cook         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN K. LIPE, one of the Managers of PILSEN LOFTS, LLC, an Illinois limited liability company, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of June, 2017.

Commission expires 7/19/19



\_\_\_\_\_  
NOTARY PUBLIC



Cook County Clerk's Office