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17172550810

WARRANTY DEED
(ILLINOIS)

Doc# 1717255081 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/21/2017 11:20 AM PG: 1 OF 4

THE GRANTOR, PEERLESS REAL ESTATE INVESTMENTS, LLC, SERIES 1847-49 N. HALSTED STREET, an Illinois series limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

MICHAEL FEINGLASS and HA T. FEINGLASS, husband and wife, as tenants by the entirety, collectively, THE GRANTEE,

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 15, 2017 AS DOCUMENT NUMBER 171352905, AS AMENDED FROM TIME TO TIME, AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; (5) EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE REAL ESTATE AS A CONDOMINIUM RESIDENCE; (6) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (7) LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION); (8) DECLARATION OF ADDITION TO RESTRICTIVE COVENANTS RECORDED DECEMBER 24, 2014 AS DOCUMENT NO. 1435816044 AND THE TERMS AND PROVISIONS CONTAINED THEREIN; (11) ADVERSE ENCROACHMENT OF THE 2 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND SOUTH AND ADJOINING OVER AND UPON THE SUBJECT LAND A DISTANCE OF 0.23 AND 0.32 FEET MORE OR LESS AS DISCLOSED BY SURVEY BY STUDNICKA AND ASSOCIATES, LTD., DATED MAY 6, 2017, ORDER NO. 17-4-170; and (12) ADVERSE ENCROACHMENT OF THE 4 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND NORTH AND ADJOINING, OVER AND UPON THE SUBJECT LAND A DISTANCE OF 0.28 FEET, MORE OR LESS, AS DISCLOSED BY SURVEY BY STUDNICKA AND ASSOCIATES, LTD., DATED MAY 6, 2017, ORDER NO. 17-4-170.

FREEDOM TITLE CORPORATION
2280 HICKS ROAD, SUITE 416
ROLLING MEADOWS IL 60008

1/2
6716861

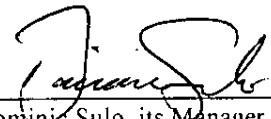
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Dated the 15th day of June, 2017

PEERLESS REAL ESTATE INVESTMENTS, LLC,
SERIES 1847-49 N. HALSTED STREET, an Illinois
series limited liability company

By: Peerless Real Estate Investments Manager,
LLC, an Illinois limited liability company,
its Manager

By: 
Dominic Sulo, its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Dominic Sulo manager of Peerless Real Estate Investments Manager, LLC, manager of Peerless Real Estate Investments, LLC, Series 1847-49 N. Halsted Street, 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, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 15th day of June, 2017.




Notary Public
My Commission Expires: May 2, 2021

This instrument was prepared by Chad M. Poznansky, Clark Hill PLC, 130 E. Randolph Street, Suite 3900, Chicago, IL 60611.

UPON RECORDING RETURN TO:

Slobodan Pavlovich, Esq.
2900 W. Irving Park Road, Suite 1
Chicago, Illinois 60618

SEND SUBSEQUENT TAX BILLS TO:

Michael and Ha Feinglass
1851 N. Halsted St. unit 2
Chicago, IL 60614

REAL ESTATE TRANSFER TAX

19-Jun-2017



CHICAGO: 17,475.00
CTA: 6,990.00
TOTAL: 24,465.00 *

14-33-300-111-1001 | 20170601673648 | 0-438-461-888

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

REAL ESTATE TRANSFER TAX

19-Jun-2017



COUNTY: 1,165.00
ILLINOIS: 2,330.00
TOTAL: 3,495.00

14-33-300-111-1001 | 20170601673648 | 0-732-980-672

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 Numbers: 14-33-300-111-1001, 14-33-300-111-1002, 14-33-300-111-1003 and 14-33-300-111-1004

Address of Real Estate: 1651 N. Halsted Street, Unit 2, P-5, P-6, S-3, D-2, Chicago, IL 60614

Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1: RESIDENTIAL UNIT 2 IN THE 1851 N. HALSTED CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1713529055 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACES P-5 AND P-6, STORAGE SPACE S-3, DECK SPACE D-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1713529055.

Property of Cook County Clerk's Office