

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Illinois Statutory
(Limited Liability Co. to Individual)

AFTER RECORDING MAIL TO:

Beth Loeb, Esq.
2130 N. Lincoln Park West
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Benjamin Carr
1154 W. Ohio St., Unit 101
Chicago, IL 60642



Doc# 1719919014 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 11:37 AM 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:

BENJAMIN CARR, a single person
of 1600 Amphitheatre Pkwy., Mountain View, CA 94043

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

Commonly Known As: 1154 W. Ohio St., Unit 101, 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 10th day of July, 2017

 (SEAL)
Michael Pinelli, as Member

 (SEAL)
Philip Domenico, as Member

 (SEAL)
Anthony Alessi, as Member

 (SEAL)
Jeffrey Metz, as Member

TTT - 22794 1062 Cook 52-

Prok

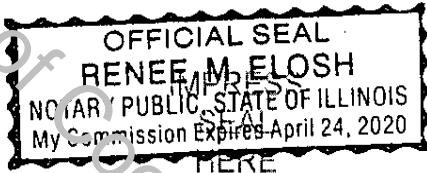
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STATE OF ILLINOIS)
) SS.:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Pinelli, Anthony Alessi, Philip Domenico & Jeffrey Metz , not personally but as Members of 1154 West Ohio, LLC , being the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument on behalf of the Company as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 10th day of July, 2017

Renee M. Elish
 Notary Public



This instrument was prepared by:

Ashen | Faulkner
 217 N. Jefferson St., Suite 601
 Chicago, IL 60661
 (312) 655-0800

REAL ESTATE TRANSFER TAX	18-Jul-2017
	CHICAGO: 4,012.50
	CTA: 1,605.00
	TOTAL: 5,617.50 *

17-08-228-018-0000 | 20170701689354 | 0-402-902-464

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

REAL ESTATE TRANSFER TAX	18-Jul-2017
	COUNTY: 267.50
	ILLINOIS: 535.00
	TOTAL: 802.50

17-08-228-018-0000 | 20170701689354 | 1-634-627-008

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 First American Title™	Title Insurance Commitment
	<small>ISSUED BY</small> First American Title Insurance Company
Schedule A (Continued)	<small>COMMITMENT NUMBER</small> TT17-22794

EXHIBIT A

PARCEL 1:

UNIT 101 IN THE 1154 WEST OHIO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 26 IN CORDEN 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 "E" TO THE DECLARATION OF CONDOMINIUM RECORDED 02/08/2017 AS DOCUMENT NUMBER 1703918086 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-4, AND ROOF RIGHTS R-101AS LIMITED COMMON ELEMENTS AS REFERENCED BY DECLARATION RECORDED AS DOCUMENT 1703918086

17-08-228-018 (affects the land and other property)

1154 W OHIO ST, UNIT 101, CHICAGO, IL 60642