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# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc# 1720510041 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2017 02:43 PM PG: 1 OF 3

170106101061

The GRANTOR, **SUSTAINABUILD LLC – 601 HAWTHORNE SERIES**, an Illinois series limited liability company, a 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

aka Juan Carlos Gonzalez

**JUAN CARLOS GONZALEZ NOVO**, of 540 N. State St., #4104, Chicago, IL 60654

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

~43

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: General real estate taxes for 2017 and subsequent years.

Permanent Real Estate Index Number(s): 14-21-307-034-0000 (affects underlying land)

Address(es) of Real Estate: 597 W. Hawthorne Pl., Unit 2, Chicago, IL 60657

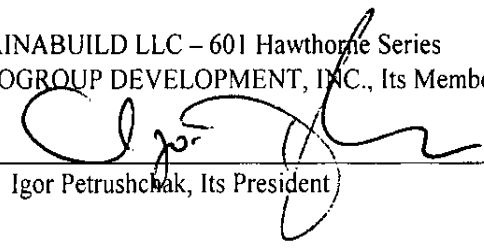
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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.

There were no tenants as this is new construction.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 12th day of July, 2017.

SUSTAINABUILD LLC – 601 Hawthorne Series  
By: PROGROUP DEVELOPMENT, INC., Its Member/Manager

By:   
Igor Petrushchak, Its President

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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**UNOFFICIAL COPY**

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 IGOR PETRUSHCHAK, personally known to me to be the President of PROGROUP DEVELOPMENT, INC., Member/Manager of SUSTAINABUILD LLC – 601 Hawthorne Series, and 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and seal, this 12th day of July, 2017.

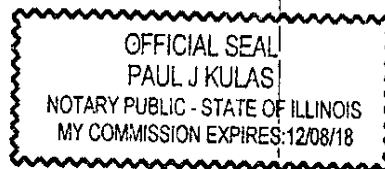
Commission expires:


12-8-18

  
 Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX		17-Jul-2017	
	COUNTY:	442.50	
	ILLINOIS:	885.00	
	TOTAL:	1,327.50	
14-21-307-034-0000   20170701687165   0-477-662-656			



REAL ESTATE TRANSFER TAX		17-Jul-2017	
	CHICAGO:	6,637.50	
	CTA:	2,655.00	
	TOTAL:	9,292.50 *	
14-21-307-034-0000   20170701687165   0-746-098-112			
* Total does not include any applicable penalty or interest due.			

Mail to:

~~Barbara B. Goodman, Esq.  
 555 Skokie Blvd., Suite 250  
 Northbrook, IL 60062~~

Send subsequent tax bills to:

Juan Carlos Gonzalez Novo  
 597 W. Hawthorne Pl., Unit 2  
 Chicago, IL 60657

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

Permanent Real Estate Index Number(s): 14-21-307-034-0000 (affects underlying land)

Address(es) of Real Estate: 597 W. Hawthorne Pl., Unit 2, Chicago, IL 60657

PARCEL 1: UNIT 2 IN THE 597 WEST HAWTHORNE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 14 IN BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14, BEING THE SOUTHEAST CORNER OF BROADWAY AVENUE AND HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF HAWTHORNE PLACE 45-1/3 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 14, 40.29 FEET EAST OF THE EASTERLY LINE OF BROADWAY AVENUE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 14, 40.29 FEET TO THE EASTERLY LINE OF BROADWAY AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF BROADWAY AVENUE TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE RETAIL PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: LYING ABOVE A HORIZONTAL PLANE AT +13.19 FEET AND LYING BELOW A HORIZONTAL PLANE AT +25.26 FEET, CHICAGO CITY DATUM, BEGINNING AT THE POINT 1.13' NORTHEASTERLY AND 0.92' SOUTHWESTERLY FROM NORTHWEST CORNER OF SAID LOT 14, THENCE ALONG FINISHED SURFACE OF INTERIOR WALLS, THENCE N58°25'22", A DISTANCE OF 20.72', THENCE S43°58'49"E, A DISTANCE OF 33.43'; THENCE S47°02'07"W, A DISTANCE OF 3.49' FEET; THENCE S43°20'33"E, A DISTANCE OF 11.83' FEET; THENCE S47°02'07"W, A DISTANCE OF 3.03' FEET; THENCE S43°20'36"E, A DISTANCE OF 4.70' FEET; THENCE S47°02'07"W, A DISTANCE OF 2.86' FEET; THENCE N43°20'36"W, A DISTANCE OF 1.44' FEET; THENCE S47°02'07"W, A DISTANCE OF 4.70' FEET; THENCE S47°02'07"W, A DISTANCE OF 11.28' FEET; THENCE N43°20'36"W, A DISTANCE OF 52.61' FEET TO THE POINT OF BEGINNING OF SAID RETAIL PROPERTY), IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 16, 2017, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1707529046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 16, 2017 AS DOCUMENT NO. 1707529047, EXECUTED BY AND BETWEEN 597 WEST HAWTHORNE CONDOMINIUM ASSOCIATION AND SUSTAINABUILD LLC - 601 HAWTHORNE SERIES.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1 AND ROOM TOP R-1, LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 2, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.