

17-264659

Doc#: 1722946185 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/17/2017 11:08 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, Circle Squared Development LLC, an Illinois limited liability company, with its principal place of business located at 2310 W. Montana Street, Unit 2, Chicago, Illinois 60647, for and in consideration of Ten and no/100 Dollars, in hand paid, does GRANT, BARGAIN AND SELL TO

Dec ID 20170801607542
ST/CO Stamp 1-028-725-184 ST Tax \$1,385.00 CO Tax \$692.50
City Stamp 1-212-537-280 City Tax: \$14,542.50

GRANTEE, Kaspar Stoffelmayr, a married person, of 345 N. LaSalle, #4802, Chicago, Illinois 60654, and his heirs and assigns, FOREVER, all of the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See Legal Description attached hereto as Exhibit "A").

Subject to: General taxes for the year 2017 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

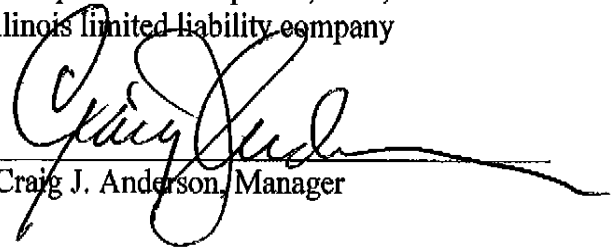
Together with all and singular the hereditament and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto Grantee and his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the said Grantee and his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND.

Permanent Real Estate Index Number: 17-07-105-024-0000
Address of Real Estate: 2234 W. Huron Street, Chicago, Illinois 60612

Dated this 14th day of August, 2017.

Circle Squared Development, LLC,
an Illinois limited liability company

By: 
Craig J. Anderson, Manager

UNOFFICIAL COPY

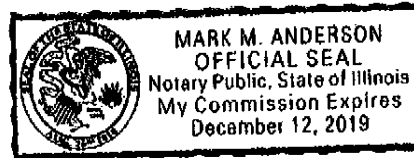
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Craig J. Anderson, the Manager of Circle Squared Development LLC, is personally known to me to be the same persons 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 and as the free and voluntary act of such limited liability company.

Given under my hand and official seal, this 14th day of August, 2017.





 Notary Public




Prepared by: Mark M. Anderson, O'Halloran, Kosoff, Geitner & Cook, P.C.,
 650 Dundee Rd., Suite 475, Northbrook, Illinois 60062

Return after recording to: Daniel L. Baskes, 980 N. Michigan Avenue, Suite 1380, Chicago, IL
 60611

Tax bill to: Kaspar^{J.} Stoffelmayr, 2234 W. Huron Street, Chicago, Illinois 60612

REAL ESTATE TRANSFER TAX		15-Aug-2017
	COUNTY:	692.50
	ILLINOIS:	1,385.00
TOTAL:		2,077.50
17-07-105-024-0000 20170801607542 1-028-725-184		

REAL ESTATE TRANSFER TAX		15-Aug-2017
	CHICAGO:	10,387.50
	CTA:	4,155.00
TOTAL:		14,542.50 *
17-07-105-024-0000 20170801607542 1-212-537-280		

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

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15826-17-264659-IL

Property Address: 2234 W. Huron Street, Chicago, IL 60612-1326

Parcel ID: 17-07-105-024-0000

LOT 86 IN HIGGINS SUBDIVISION OF BLOCK 7 IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

2234 W. Huron Street,
Chicago, IL., 60612

Pin: 17-07-105-024-0000

Property of Cook County Clerk's Office