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WARRANTY DEED

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1725546120 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2017 11:37 AM Pg: 1 of 2

Dec ID 20170901617805
ST/CO Stamp 1-364-257-728 ST Tax \$650.00 CO Tax \$325.00
City Stamp 0-290-515-904 City Tax: \$6,825.00

THE GRANTOR, **878 N. MARSHFIELD, LLC**, 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its sole member pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **MATTHEW R. HULEN**, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT 3 IN 878 N. MARSHFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 1/2 OF LOT 10 IN BLOCK 18 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, 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 AS DOCUMENT NUMBER 1536234038, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-3 AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1536234038.

Property Index Number: 17-06-431-044-1003

Address of Real Estate: 878 N. Marshfield Ave., Unit 3, Chicago, IL 60622

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD said premises forever.

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

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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.


Dated this 31st day of August, 2017.

878 N. MARSHFIELD, LLC

By: [Signature]
Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

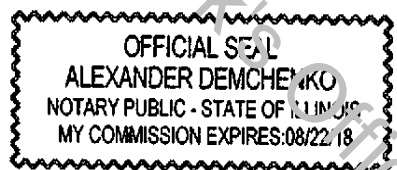
REAL ESTATE TRANSFER TAX		11-Sep-2017
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00
17-06-431-044-1003 20170901617805 1-364-257-728		

REAL ESTATE TRANSFER TAX		11-Sep-2017
	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *
17-06-431-044-1003 20170901617805 0-290-515-904		
* Total does not include any applicable penalty or interest due.		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Volodymyr Parabakh, being the sole member of 878 N. Marshfield, LLC, an Illinois limited liability company ("Company"), 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, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 31st day of August, 2017.

[Signature]
Notary Public



AFTER RECORDING, MAIL TO:
Matthew R. Hulen
878 N. Marshfield Ave, Unit 3
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:
Matthew R. Hulen
878 N. Marshfield Ave, Unit 3
Chicago, IL 60622