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1729110009D

WARRANTY DEED

ILLINOIS STATUTORY

Limited liability company to Individual(s)

Doc# 1729110009 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2017 10:54 AM PG: 1 OF 5

~~MAIL TO:~~

Eyal Kadosh

722 Melrose St, PH
Chicago IL 60657

NAME/ADDRESS OF TAXPAYER(S):

Eyal Kadosh
Unit PH
722 West Melrose Street
Chicago, Illinois 60657

RECORDER'S STAMP

The Grantor, **MAGNUM HOMES, LLC**, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

Eyal
EVAL KADOSH, A single man

the following described property situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 14-21-311-037-0000 (undivided)

Commonly Known As: 722 West Melrose Street, Unit PH, Chicago, Illinois 60657

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2017 and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by a Manager this 12 day of **October**, 2017.

MAGNUM HOMES, LLC,
an Illinois limited liability company

By: X Seamus Murnin
Seamus Murnin, Its Manager

mail TO
4
2 Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-43495

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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 the above signatory, personally known to me to be a Manager of **MAGNUM HOMES, LLC**, 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 Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers 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 official seal this 12 day of October, 2017.



John E. Lovstrand

 Notary Public

This instrument prepared by: John E. Lovstrand, Esq.
 JOHN E. LOVSTRAND, P.C.
 30 Green Bay Road
 Winnetka, IL 60093

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EXHIBIT "A"

PARCEL 1: UNIT NO. PH IN THE 722 W. MELROSE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 32 AND THE WEST 1/2 OF LOT 33 IN THE RESUBDIVISION OF BLOCK 40 IN PINE GROVE, BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR THE 722 W. MELROSE CONDOMINIUMS RECORDED ON APRIL 12, 2017 AS DOCUMENT NO. 1710229070, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EXCLUSIVE RIGHT TO USE OF G-3, OPEN IRON PORCH LCE UNIT PH, BALCONY LCE UNIT PH, AND ROOF DECK UNIT PH LCE, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 1710229070.

PARCEL 3: NON-INCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR A DRIVEWAY EASEMENT AS SET FORTH IN AND CREATED BY MELROSE DRIVEWAY EASEMENT & MAINTENANCE AGREEMENT RECORDED FEBRUARY 23, 2016 AS DOCUMENT NO. 1605450083.

"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 DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN".

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REAL ESTATE TRANSFER TAX

12-Oct-2017



CHICAGO:	12,937.50
CTA:	5,175.00
TOTAL:	18,112.50 *

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Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

12-Oct-2017



COUNTY:	862.50
ILLINOIS:	1,725.00
TOTAL:	2,587.50

14-21-311-037-0000

20170901624229

1-408-396-224

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