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WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

Doc# 1801718100 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2018 02:08 PM PG: 1 OF 4

THE GRANTOR, **1621-23 W. SUPERIOR CORP.**, a corporation 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, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Christopher Mangan and Victoria Mangan, as husband and wife, Tenants by the Entirety
Address: _____
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT 2F
1621 W. SUPERIOR ST.
CHICAGO, ILLINOIS 60622

Permanent Real Estate Index Number:

17-07-207-017-0000;
17-07-207-048-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 12 day of January, 2018.

1621-23 W. SUPERIOR CORP.
an Illinois corporation

BY: _____
Its President

ATTEST: _____
Its Secretary

17WSS2570336A
LMM 10/2

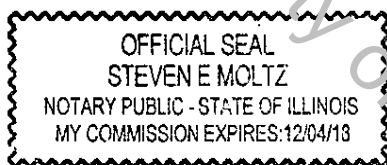
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MARK PIECZKA, personally known to me to be the President and Secretary of 1621-23 W. SUPERIOR CORP., an Illinois corporation, 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 severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12 day of January, 2018.





 NOTARY PUBLIC

Mail To:


Leo G. Aubel
 Howard & Howard
 200 S. Michigan Ave., Suite 1100
 Chicago, IL 60604

Name and Address of Taxpayer:

Christopher Mangan
 1621 W. SUPERIOR ST.
 Unit 2E
 Chicago, IL 60622



Prepared By:

Steven E. Moltz
 PALMISANO & MOLTZ
 19 S. LaSalle Street, Suite 900
 Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		16-Jan-2018
	CHICAGO:	5,887.50
	CTA	2,355.00
	TOTAL:	8,242.50 *

17-07-207-017-0000 | 20180101683044 | 2-063-045-152

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

REAL ESTATE TRANSFER TAX		16-Jan-2018
	COUNTY:	392.50
	ILLINOIS:	785.00
	TOTAL:	1,177.50

17-07-207-017-0000 | 20180101683044 | 0-524-046-880

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 2E IN THE 1621 W. SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 59 AND 60 BOTH INCLUSIVE IN HAMILTON SUBDIVISION OF BLOCK 1 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 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 RECORDED AS DOCUMENT NUMBER **1801119010** 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-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED **JANUARY 11, 2018** AS DOCUMENT **1801119010**.

PIN(S): 17-07-207-017-0000
 17-07-207-048-0000

Common Address: UNIT 2E
 1621 W. SUPERIOR ST.
 CHICAGO, ILLINOIS 60622

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; AND (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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

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SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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