

UNOFFICIAL COPY

Doc# 1806001268 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2018 10:49 AM Pg: 1 of 2

Dec ID 20180201601425
ST/CO Stamp 1-121-860-128 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 0-384-961-056 City Tax: \$11,025.00

STL 01146 - 1/2 me
SPECIAL WARRANTY DEED

WHEN RECORDED, MAIL TO:

~~Sameer P. Shah~~ SEE BELOW
~~Neetu Shah~~
~~711 N. Milwaukee Avenue, Unit 2~~
~~Chicago, Illinois 60642~~

SEND SUBSEQUENT TAX BILLS TO:

Sameer P. Shah
Neetu Shah
~~711 N. Milwaukee Avenue, Unit 2~~
~~Chicago, Illinois 60642~~
1464 S MICHIGAN AVE UNIT 2403
CHICAGO IL 60605

GRANTOR, Citta Development, LLC, an Illinois limited liability company, authorized to do business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, Sameer P. Shah and Neetu Shah, husband and wife, both of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all of its interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION


Permanent Index No.: 17-08-220-043-1003.

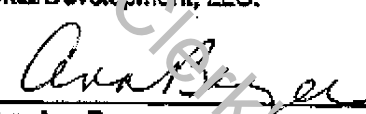
Property Address: 711 N. Milwaukee Avenue, Unit 2, Chicago, Illinois 60642.

Subject to the following, if any: (1) General real estate taxes for the year 2017 and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchasers' mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

Dated this 28 day of December, 2017.
Citta Development, LLC.

Dated this 28 day of December, 2017.
Citta Development, LLC.


By: Jack Berger
Its Manager and Authorized Representative

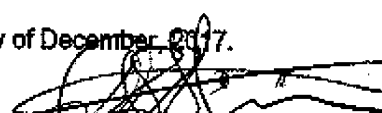

By: Ana Berger
Its Manager and Authorized Representative

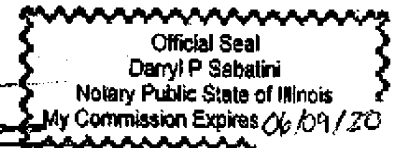
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JACK BERGER and ANA BERGER, personally known to me to be the managers of Citta Development, LLC, and the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 28th Day of December, 2017.

My commission expires 06/09/20


Notary Public





PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613


RETURN AFTER RECORDING TO: IAN D BRODSKY ESQ.
WINDY CITY LEGAL
53 W JACKSON BLVD STE 1510
CHICAGO, IL 60604

UNOFFICIAL COPY**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A****Exhibit A - Legal Description****Parcel 1:**

Unit 2 in the 711 North Milwaukee Avenue Condominium as delineated on a survey of the following described real estate: Lot 19 in Block 1 in Ridgeley's addition to Chicago, a Subdivision of Blocks 5, 9, 11, 12, 14, 15 and 16 in Assessor's Division of the Northeast 1/4 of Section 9, 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 25884198 as amended by First Amendment recorded as document 1805134086 and Second Amendment recorded as document 1805134087 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-3 and Storage Space S-3, limited common elements, as delineated on the survey attached to the declaration aforesaid, recorded as Document Number 1805134086.

REAL ESTATE TRANSFER TAX		26-Feb-2018	
		COUNTY:	525.00
		ILLINOIS:	1,050.00
		TOTAL:	1,575.00
17-08-220-043-1003 20180201601425 1-121-860-128			

REAL ESTATE TRANSFER TAX		21-Feb-2018	
		CHICAGO:	7,875.00
		CTA:	3,150.00
		TOTAL:	11,025.00 *
17-08-220-043-1003 20180201601425 0-384-961-056			

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