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Doc#: 1808649062 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2018 11:03 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

130161901544

Dec ID 20180301620958
ST/CO Stamp 0-325-264-928 ST Tax \$725.00 CO Tax \$362.50
City Stamp 1-017-110-048 City Tax: \$7,612.50

^{1/2}
The GRANTOR, SUSTAINABUILD LLC – 2912 LYNDAL SERIES, an Illinois series limited liability company, 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

BRIAN SMITH, of 1233 N. Basworth Ave., Unit 1, Chicago, Illinois 60642

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 2W in the 2912 West Lyndal Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lots 8 and 9 in Block 1 in John Johnston's Jr.'s Subdivision of 10 acres in the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded March 16, 2018, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1807544055, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois

Parcel 2: The exclusive right to the use of Parking Spaces P-1 and P-2 and Roof Top R-2, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of 2W, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2018 and subsequent years.

Permanent Real Estate Index Number(s): 13-36-107-059-0000 (affects underlying land)

Address(es) of Real Estate: 2912 W. Lyndale St., Unit 2W, Chicago, IL 60647

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 Declaration were recited and stipulated at length herein. There were no tenants as this is new construction.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste 2400
Chicago, IL 60606-4650
Recording Department

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 16th day of March, 2018.

SUSTAINABUILD LLC -- 2912 LYNDALE SERIES
By: PROGROUPE DEVELOPMENT, INC., Its Member/Manager

By: 
Igor Petrushchak, Its President

State of Illinois)
) ss.
County of Cook)

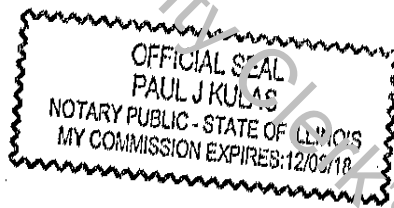
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR PETRUSHCHAK, personally known to me to be the President of PROGROUPE DEVELOPMENT, INC., Member/Manager of SUSTAINABUILD LLC -- 2912 LYNDALE SERIES, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 16th day of March, 2018.

Commission expires: 12-8-18


Notary Public

This instrument prepared by: Law Offices of Kulas & Kula, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Dana C. Siragusa, Esq.
25 E. Washington St., Ste. 700
Chicago, IL 60602

Send subsequent tax bills to:

Brian Smith
2912 W. Lyndale St., Unit 2W
Chicago, IL 60647

Received by Dana C. Siragusa, Esq.
25 E. Washington St., Ste. 700
Chicago, IL 60602
Date: 3/16/2018