

UNOFFICIAL COPY

Doc#: 1817149114 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2018 11:38 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20180601695512
ST/CO Stamp 1-856-937-248 ST Tax \$700.00 CO Tax \$350.00
City Stamp 0-168-149-792 City Tax: \$7,350.00

180161901556

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The GRANTOR, KLDN HOLDINGS LLC – 1355 WINNEMAC 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

SHEILA DOWNEY BALLIN TINE, of 73 E. Lake St., Apt. 1908, Chicago, IL 60601

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 the 1355 West Winnemac Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 1 (except the South 8 feet thereof) in Block "C" in Chytraus' Addition to Argyle in the Southwest 1/4 of Section 8, Township 40 North, Range 14, 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 April 18, 2018, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1810816057, 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 Space G-3 and rooftop LCE for Unit 3, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3, 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): 14-08-311-002-0000 (affects underlying land)

Address(es) of Real Estate: 1355 W. Winnemac Ave., Unit 3, Chicago, IL 60640

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.

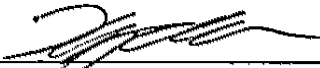
There were no tenants as this is new construction.

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 11th day of June, 2018.

KPLN HOLDINGS LLC – 1355 WINNEMAC SERIES,
an Illinois series limited liability company

By: 
Mike Kaplun, Member/Manager

State of Illinois)
)
County of Cook) ss.

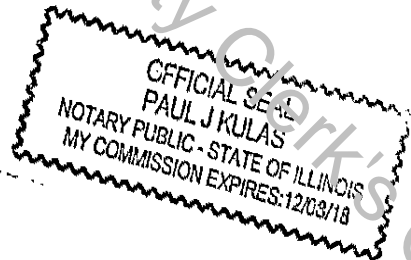
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIKE KAPLUN, personally known to me to be the Member/Manager of KPLN HOLDINGS LLC – 1355 WINNEMAC SERIES, and personally known to me to be the same person whose name is subscribed to the foregoing 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 11th day of June, 2018.

Commission expires: 12-8-18


Notary Public

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



Mail to:

James P. Antonopoulos, Esq.
5045 N. Harlem Ave.
Chicago, IL 60656

Send subsequent tax bills to:

Sheila Downey Ballantine
1355 W. Winnemac Ave., Unit 3
Chicago, IL 60640