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Doc#: 1818349415 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2018 01:28 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20180601604828
ST/CO Stamp 1-357-959-968 ST Tax \$469.00 CO Tax \$234.50
City Stamp 0-439-964-448 City Tax: \$4,924.50

1/2

180161901823

The GRANTOR, SUSTAINABUILD LLC – 1621 HUMBOLDT 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

STEVEN SCOTT LEHMAN and HOLLY LAUREN HERMES, of 2047 W. Evergreen Ave.,
Unit 3, Chicago, IL 60622

not as Tenants in Common, but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 2N in the 1621 North Humboldt Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 16 in Block 13 in Hansbrough and Hess' Subdivision of the East 1/2 of the Southwest 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 June 5, 2018, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1815644031, 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 P4 and Roof Top R-3, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2N, 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): 13-36-328-013-0000 (affects underlying land)

Address(es) of Real Estate: 1621 N. Humboldt Blvd., Unit 2N, 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 22nd day of June, 2018.

SUSTAINABUILD LLC – 1621 HUMBOLDT SERIES
By: STEDI INVESTMENTS 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 STEDI INVESTMENTS INC., Member/Manager of SUSTAINABUILD LLC – 1621 HUMBOLDT 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 22nd day of June, 2018.

Commission expires: 2/24/20


Notary Public

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



Mail to:

Anthony V. Panzica, Esq.
2510 W. Irving Park Rd., Unit B
Chicago, IL 60618

Send subsequent tax bills to:

Steven S. Lehmann and Holly L. Hermes
1621 N. Humboldt Blvd., Unit 2N
Chicago, IL 60647