



1829555086I

WARRANTYDEED

This instrument was prepared by:
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Two Northfield Plaza, Ste 310
Northfield, Illinois 60093
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Doc# 1829555086 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/22/2018 02:33 PM PG: 1 OF 3

18.126527 182

THE GRANTOR, **2825 HALSTED, LLC**, 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 (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEEES, **Alexander Nadel** and ~~Ludmila Vildgor~~, husband and wife, of the County of Cook, State of Illinois not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

R LUDMILA VILDCORN

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

14-28-114-017-0000

Property Index Number(s): 14-28-114-013-0000; 14-28-114-085-0000

Address of Real Estate: 2831 North Halsted Street, Unit 4S, Chicago, Illinois 60657.

SUBJECT TO: general real estate taxes for the year of 2018 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

Grantor also hereby grants to the grantees, 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.

DATED this 5th day of October, 2018.

2825 HALSTED, LLC
an Illinois limited liability company

By:
Igor Blumin, as Manager of IB Management LLC

Returns:
Advisors Title Network, LLC
900 Skokie Blvd Ste. 255
Northbrook, IL 60062
(847) 496-9100 ATN18-126527

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UNOFFICIAL COPY

Exhibit "A" Legal Description



PARCEL 1:


UNIT 4S IN THE 2831 NORTH HALSTED CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 111 FT. OF THAT PART OF BLK. 16 (EXCEPT THE NORTH 62.05 FT. THEREOF) IN BICKERDIKE AND STEELE'S SUBDIV. IN THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 28-40-14 AND THE NORTH 13.09 FT. OF LOT 1 IN WARNER'S SUBDIV. OF BLOCKS 17 & 18 IN BICKERDIKE AND STEEL'S SUBDIV. OF PART OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 28-40-14; WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2018 AS DOCUMENT NUMBER 1817706160, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-8, P11 AND ROOF DECK R-3, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION AFORESAID RECORDED 06/26/2018 AS DOCUMENT NUMBER 1817706160, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		08-Oct-2018
		COUNTY: 380.00
		ILLINOIS: 760.00
		TOTAL: 1,140.00
14-28-114-017-0000 20181001601701 1-392-690-336		

REAL ESTATE TRANSFER TAX		08-Oct-2018
		CHICAGO: 5,700.00
		CTA: 2,280.00
		TOTAL: 7,980.00 *
14-28-114-017-0000 20181001601701 0-125-810-848		

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

