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WARRANTYDEED

This instrument was prepared by: Nazar Kashuba, Esq. Demchenko & Kashuba LLC Two Northfield Plaza, Ste 310 Northfield, Illinois 60093 Tel: (773)360-8805 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 152

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 WAPRANTS to THE GRANTEES, Alexander Nadel and Ludmilla Vildgom, 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:

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

14-28-114.617,0000

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 2/318 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 assign; as lights and easements appurtenant to the above described real estate, the rights and easements for the benefatof 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 leser vations 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.

Ketwydd Advisors Title Network, LLC 900 Skokie Blyd Ste. 255

Northbrook, IL 60062 (847) 496-9100 ATN 18-1210527 2825 HALSTED, LLC

an Illinois limited liability company

By: _____

Igor Phimin, as Manager of IB Management LLC

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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 10 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 18177(6160, IN COOK COUNTY, ILLINOIS.

·	Coo	4	
REAL ESTATE	TRANSFER	TAX	08-Oct-2018
		COUNTY:	380.00
		1/LINOIS:	760.00
OTMOS		TOTAL:	1,140.00
14-28-114	-017-0000	20181001601701	-392-690-336

REAL ESTATE TRAN	ISFER TAX	08-Oct-2018
REAL ESTATE TRAIN	CHICAGO:	5,700.00
	CTA:	2,280.00
	TOTAL:	7,980.00 *
144 047 000	0 20181001601701	0-125-810-848
14-28-114-017-000		L. or intoract due

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

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Igor Blumin** personally known to me to be the Manager of **IB MANAGEMENT LLC**, which is the Manager of **2825 HALSTED**, **LLC** ("Company"), and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my nand and official seal, this 5th day of October, 2018.

OFFICIAL SEAL ALINA SANDAL

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/02/22

Notary Public

AFTER RECORDING, MAIL TO:

Alexander hadel 2831 N. Halsted # 145 Ch. T. 1 60657 SEND SUBSEQUENT TAX BILLS TO:

Alexander Nadel 2831 N. Hulstedt 49 Chicago, El 60657