

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY:

Carin R. Wolkenberg, Esq.
KOVITZ SHIFRIN NESBIT
175 N. Archer Ave.
Mundelein, Illinois 60060

CT 18NW7134110VS
1/1



Doc# 1835519101 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2018 03:16 PM PG: 1 OF 4

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 5 day of November, 2018 by FALKON PROPERTIES LLC, a Florida limited liability company ("Grantor"), to 5815 N SHERIDAN LLC, a Delaware limited liability company, with an address of 1919 54th Street, Brooklyn, New York, as to an undivided Eighty Two and 9/10ths percent (82.9%) interest; and CHICAGO FISH LLC, a Delaware limited liability company, with an address of 108 Cortelyou Rd., Brooklyn, New York, as to an undivided Seventeen and 1/10ths percent (17.1%) interest, as tenants in common (collectively, "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises");

Common street address: Unit Number 202, 5815 North Sheridan Road,
Chicago, Illinois 60660

Parcel Identification Number (PIN): 14-05-403-023-1011

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise. This is not a homestead property.

UNOFFICIAL COPY


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.



Grantor:

FALKON PROPERTIES, LLC
a Florida limited liability company

By: 
Thomas Falkenstein, its Manager

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		15-Dec-2018
	CHICAGO:	993.75
	CTA:	397.50
	TOTAL:	1,391.25 *
14-05-403-023-1011 20181101648450 1-624-234-912		
* Total does not include any applicable penalty or interest due.		


REAL ESTATE TRANSFER TAX		15-Dec-2018
	COUNTY:	66.25
	ILLINOIS:	132.50
	TOTAL:	198.75
14-05-403-023-1011 20181101648450 1-229-314-720		

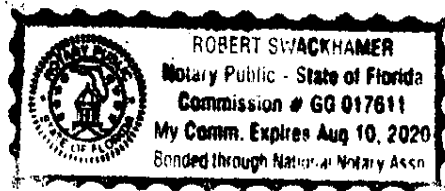
UNOFFICIAL COPY

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Thomas Falkenstein**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed in his capacity as Manager of Falcon Properties LLC, a Florida limited liability company, and signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5 day of November, 2018.


NOTARY PUBLIC Robert Swackhamer
My commission expires 8-10-20



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 202 IN THE SURFSIDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 6 TO 9 IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25558983 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

MAIL AFTER RECORDING TO:

Elisha Prero
Prero Law
8424 Skokie Blvd., Suite 200
Skokie, IL 60077

MAIL TAX BILLS TO:

Greenstone Property Group LLC, a New
York limited liability company
1919 54th Street,
Brooklyn, NY 11204