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Doc#: 1902449014 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/24/2019 10:26 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of January, 2019, between MAPLE REAL ESTATE, LLC, an Illinois 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, party of the first part, and ADEJUMOKE TOYIN PFAU whose address is 6345 S. Greenwood Avenue, Chicago, Illinois 60637, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the

Dec ID 20190101681366
ST/CO Stamp 2-089-148-832 ST Tax \$43.00 CO Tax \$21.50
City Stamp 1-583-178-144 City Tax: \$451.50

receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SRE ATTACHED LEGAL DESCRIPTION

UNIT 3408-1 IN THE 420-422 S. HOMAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

~~THAT PART OF LOT 15, LYING NORTH OF THE NORTH LINE OF CONGRESS STREET, AND ALL OF LOTS 16, 17, AND 18 IN GIVIN AND GILBERT'S SUBDIVISION OF THE SOUTH 2/3 OF LOT 11 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0-31044037, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.~~

Together with all and singular the hereditaments and appurtenances therunto 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments of general assessments established pursuant to the Declaration/CCRs; general real estate taxes for the year 2018 and subsequent years.

Permanent Real Estate Index Number(s): 16-14-226-025-1004
Address of real estate: 3408 W. Congress Parkway, Unit 3408-1, Chicago, Illinois 60624

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Director the day and year first above written.

MAPLE REAL ESTATE, LLC, an Illinois limited liability company

19000024LP

1 all new Chicago Title

By: 

Jordan A. Gross, Managing Director

This instrument prepared by: Daniel N. Elkin, Esq., 55 W. Monroe Street, Suite 910, Chicago, Illinois 60603

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MAIL TO: ADEJUMOKE TOYIN PFAU
 (Name)
3408 W Congress Parkway #3408-1
 (Address)
CHICAGO IL 60624
 (City, State and Zip)

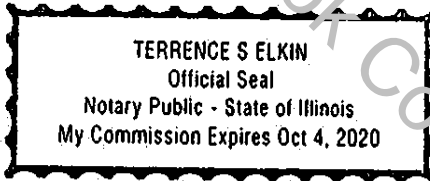
SEND SUBSEQUENT TAX BILLS TO:
ADEJUMOKE TOYIN PFAU
 (Name)
3408 W Congress Parkway #3408-1
 (Address)
CHICAGO IL 60624
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jordan A. Gross, personally known to me to be Managing Director of MAPLE REAL ESTATE, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument pursuant to authority, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of January, 2019.



[Signature]
 Notary Public

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|-----------|------------------------------|--|---|----------------------------|--|----------|
| Box _____ | SPECIAL WARRANTY DEED | Limited Liability Company to Individual | MAPLE REAL ESTATE, LLC 55 W. MONROE STREET, SUITE 910 CHICAGO, ILLINOIS 60603 | TO ADEJUMOKE TOYIN PFAU | ADDRESS OF PROPERTY: 3408 W. CONGRESS PARKWAY, UNIT 3408-1 CHICAGO, ILLINOIS 60624 | MAIL TO: |
|-----------|------------------------------|--|---|----------------------------|--|----------|

UNOFFICIAL COPY

EXHIBIT 'A'

Order No.: 19000024LP

For APN/Parcel ID(s): 16-14-226-025-1004

PARCEL 1:

UNIT 3408-1 IN THE HOMAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 15, LYING NORTH OF THE NORTH LINE OF CONGRESS STREET, AND ALL OF LOTS 16, 17 AND 18 IN GIVIN AND GILBERT'S SUBDIVISION OF THE SOUTH 2/5 OF LOT 11 IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0431044037, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-8, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0431044136.

Office of Cook County Clerk's Office