

# UNOFFICIAL COPY

Doc# 1916141081 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/10/2019 11:55 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20190501684055  
ST/CO Stamp 0-298-139-552 ST Tax \$519.00 CO Tax \$259.50  
City Stamp 0-726-654-880 City Tax: \$5,449.50

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1/2

The GRANTOR, 2343 1/2 N. ELSTON AVE., LLC, an Illinois 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

BEREJ R. PATEL, of 904 Faria Glen Lane, Carol Stream, IL 60188

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 302 in the 2324 North Winchester Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lots 14, 15 and 16 in Block 7 in Fullerton's Addition to Chicago in the North 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 14, 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 May 2, 2019, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 1912222027, 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 P-6 and Roof Deck R-7, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 302, 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 2019 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-203-012-0000 and 14-31-203-013-0000 (affects underlying land)

Address(es) of Real Estate: 2324 N. Winchester Ave., Unit 302  
Chicago, IL 60614

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 Drive, Suite 2400  
Chicago, IL 60606-3050  
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 31st day of May, 2019.

2343-47 N. Elston Ave., LLC,  
an Illinois limited liability company

By: *R. Ustyianich*  
Ruslan Ustyianich, Manager

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 RUSLAN USTYIANICH, personally known to me to be the Manager of 2343-47 N. ELSTON AVE., LLC, 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 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 31st day of May, 2019.

Commission expires: 12-8-22

*Paul J. Kulas*  
Notary Public

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



Mail to:

Toral Patel, Esq.  
20 N. Wacker Dr., Suite 2250  
Chicago, IL 60606

Send subsequent tax bills to:

Berej R. Patel  
2324 N. Winchester Ave., Unit 302  
Chicago, IL 60614