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SPECIAL WARRANTY DEED

This instrument prepared by:
Christopher A. Cali, Esq.
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603



Doc# 1921317109 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2019 11:43 AM PG: 1 OF 4

FIRST AMERICAN TITLE
FILE # 2947765

A.T. Spaces LLC, an Illinois limited liability company, having an office address of 2906 Central Street, PMB 121, Evanston, Illinois 60201 for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to VegaAcosta LLC, an Illinois limited liability company, having an office address of 400 South Green Street, Suite Unit H, Chicago, Illinois 60607, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor **WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

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FIRST AMERICAN TITLE
FILE # 2947765

REAL ESTATE TRANSFER TAX	01-Aug-2019
	CHICAGO: 11,250.00
	CTA: 4,500.00
	TOTAL: 15,750.00

16-12-211-006-1001 | 20190701633061 | 1-103-621-216

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

REAL ESTATE TRANSFER TAX	01-Aug-2019
	COUNTY: 750.00
	ILLINOIS: 1,500.00
	TOTAL: 2,250.00

16-12-211-006-1001 | 20190701633061 | 0-494-316-640

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 30th day of July, 2019.

GRANTOR

A.T. SPACES LLC,
an Illinois limited liability company

By: [Signature]
Name: Sarah Eck-Thompson
Title: Manager

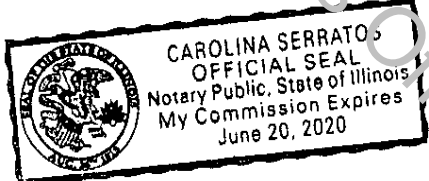
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Carolina Serratos, a Notary Public in and for said County in the State aforesaid, do hereby certify that Sarah Eck-Thompson, not personally, but as Manager of A.T. Spaces LLC, an Illinois limited liability company, who is 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 she signed and delivered the same instrument as her own free and voluntary act and as the free and voluntary act and deed of said bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7/30, 2019.

[Signature]
Notary Public
Commission expires: 6/20/20

Subsequent tax bills to:
VegaAcosta, LLC
2675 West Grand Avenue
Unit 101
Chicago, Illinois 60612



Mail Recorded Deed to:
David M. Serritella
Attorney at Law
161 North Clark Street
Suite 2700
Chicago, Illinois 60601

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNITS 101, 102, 103, 104, AND 105 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COLOR WORKS LOFT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 96514793 AND IN THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0510903127, AND AS SUBSEQUENTLY AMENDED FROM TIME TO TIME, IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-15, P-16, P-17, P-18 & P-19, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96514793, AS AMENDED AND RESTATED BY THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0510903127, AS AMENDED BY THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 1920706028.

Permanent Index #'s: 16-12-211-006-1001 (VOL. 554) and 16-12-211-006-1002 (VOL. 554) and 16-12-211-006-1003 (VOL. 554) and 16-12-211-006-1004 (VOL. 554) and 16-12-211-006-1005 (VOL. 554)

Property Address: 2675 West Grand Avenue, Units 101-105, Chicago, Illinois 60612

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EXHIBIT B

1. General real estate taxes for 2019 and subsequent years
2. The Declaration of Condominium recorded July 05,1996 as Document No. 96514793 and amended and restated by the Amended and Restated Declaration of Condominium recorded April 19, 2005 as Document No. 0510903127, as amended by the First Amendment recorded July 26, 2019 as Document No 1920706028.

Property of Cook County Clerk's Office