

# UNOFFICIAL COPY

Doc#: 1930915023 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/05/2019 01:09 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor, SP Monroe, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

Dec ID 20191001629174  
ST/CO Stamp 1-020-617-056 ST Tax \$1,198.00 CO Tax \$599.00  
City Stamp 1-557-487-968 City Tax: \$12,579.00

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to:

Michael L. Riva and Hanna Lee, husband and wife ("Grantee"), whose address is

128 S. Aberdeen, Chicago, IL 60607.

Not as joint tenants and not as tenants in common, but as Tenants by the Entirety

the following described real estate, to-wit:

### PARCEL 1:

UNIT **601** IN THE RESIDENCES ON MONROE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 58 AND 59 IN E. K. SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN DUNCAN'S ADDITION TO CHICAGO WITH BLOCK 1 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 30, 2019 AS DOCUMENT NUMBER 1921134090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE **P-12**, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

Permanent Real Estate Index Numbers: PART OF 17-17-205-023-0000 and PART OF 17-17-205-024-0000  
Commonly known as: 1000 West Monroe, Unit **601** and Parking Space **P-12**, Chicago, Illinois 60607

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; 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 instrument 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all

**Chicago Title 19004437LP 1 of 2 asv**

# UNOFFICIAL COPY

amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Property; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

October 29, 2019.

SP Monroe, LLC, an Illinois limited liability company

By: [Signature]  
By Manager Jeffrey Metz

STATE OF ILLINOIS )  
                                          ) SE  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JEFFREY METZ, as Manager of SP Monroe, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of October, 2019.

Evelyn R. Sanchez  
Notary Public  
My commission expires: Feb 22, 2022



This Instrument Was Prepared by: Stephen S. Messutta, 838 Busse Hwy., Park Ridge, IL 60068

Affix Transfer Stamps Below:

**AFTER RECORDING, MAIL TO:**

DEAN G. GALANOPOULOS  
340 W. BUTTERFIELD ROAD, #1A  
ELMHURST, IL 60126-5058  
**18-107B**