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**This Instrument Prepared By:**

Dana R. White, Esq.  
McDonald Hopkins LLC  
300 North LaSalle Street  
Suite 1400  
Chicago, Illinois 60654



Doc# 1931613054 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/12/2019 11:40 AM PG: 1 OF 6

**Upon Recordation Return to:**

John Ciprian  
REDA | CIPRIAN | MAGNONE, LLC  
8501 W. Higgins Road, Suite 440  
Chicago, Illinois 60631

19000035407

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** made this 4<sup>th</sup> day of November, 2019, between **MRR 678 KINGSBURY OWNER LLC**, an Illinois limited liability company, of 55 East Jackson, Suite 500, Chicago, Illinois 60604 (the "Grantor"), and **PANKAJ ROY JAIN, AS TRUSTEE OF THE PANKAJ ROY JAIN REVOCABLE TRUST**, of 676 N. Kingsbury Street, Unit 204, Chicago, Illinois 60654 (the "Grantee"), **WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, CONVEY AND SELL** unto the Grantee, and to their successors 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:

See Exhibit A attached hereto

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 above-described premises, with the hereditaments and appurtenances. **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, upon the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their 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: (i) real estate taxes, special taxes or assessments confirmed but not now due or payable; (ii) applicable zoning, use and building laws and ordinances and other ordinances of record; (iii) private, public and utility easements that do not materially interfere with Grantee's use and enjoyment and of the Residential Unit and Parking Unit(s); (iv) covenants, conditions, agreements, restrictions and building lines of record (provided such are not violated by the Condominium), including, without limitation, the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions

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and Covenants for Ronsley Residences Condominium recorded with the Cook County Recorder of Deeds on October 12, 2017 as Document No. 1728529063 as the same may be amended further from time to time (the "Declaration"), which Grantee shall, by accepting the conveyance of the real estate, be deemed to have accepted and ratified as of the date of its recording in the Office of the Cook County Recorder of Deeds; (v) encroachments of the real estate over adjoining properties; (vi) acts done or things suffered by Grantee or anyone claiming by, through or under Grantee; (vii) leases and licenses affecting the Common Elements; (viii) rights of the public, the City of Chicago and State of Illinois in and to that part of the Land taken and used for alleys, roads and highways, if any.

Grantor hereby grants to the Grantee, its successors, heirs and assigns, all rights and easements as set forth in the Declaration for the benefit of said real estate, and Grantor hereby reserves to itself, its successors, heirs or assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate set forth therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

[Signature Page to Follow]

REAL ESTATE TRANSFER TAX		12-Nov-2019
		COUNTY: 1,775.00
		ILLINOIS: 3,550.00
		TOTAL: 5,325.00
17-09-122-012-1036   20191001629811   1-183-609-184		

REAL ESTATE TRANSFER TAX		08-Nov-2019
	CHICAGO:	26,625.00
		CTA:
		10,650.00
		TOTAL: 37,275.00 *
17-09-122-012-1036   20191001629811   1-319-489-868		

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

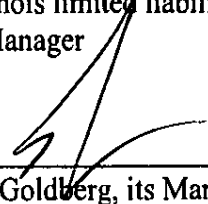
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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

MRR 678 KINGSBURY OWNER LLC,  
an Illinois limited liability company

By: MRR 678 KINGSBURY LLC,  
an Illinois limited liability company  
Its: Manager

By:   
\_\_\_\_\_  
Brian Goldberg, its Manager


STATE OF ILLINOIS )

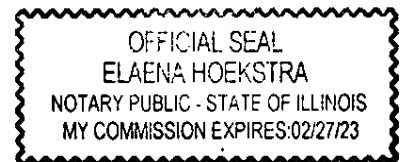
) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Goldberg personally known to me to be the Manager of MRR 678 Kingsbury LLC, which is the Manager of MRR 678 KINGSBURY OWNER 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 Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> day of November, 2019.

  
\_\_\_\_\_  
Notary Public



Send Future Tax Bills To:  
Roy & Dipika Jain  
676 N. Kingsbury Street  
Unit 604  
Chicago, Illinois 60654

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## EXHIBIT A

### Legal Description

Residential Unit 604 and Parking Units P-6 and P-13 in the Ronsley Condominiums as delineated on a survey of the following described real estate:

Parcel 1:

Lots 1, 2, 3, 4, 5 and 6 (except that part of said Lot 6 described as follows: beginning at the Southwest corner of said Lot 6, thence running North on the West line of said Lot 6, 36.00 feet; thence Southeasterly in a straight line to the Southeast corner of said Lot, thence Westerly on the South line of said Lot to the point of beginning), and the North 1/2 of vacated alley lying South of and adjoining said Lots 1 through 5, all in Block 12 in Higgins, Law and Company's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, reference being had to the map of said Addition recorded June 16, 1856 as in Book 98 of Maps, page 89 as document number 72185 and recorded January 10, 1866 in Book 163 of Maps, pages 86 and 87 as document number 107695, in Cook County, Illinois.

Parcel 2:

That part of each of Lots 7 and 8 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 7 aforesaid and running thence South along the East line of said Lot 7, a distance of 60.44 feet; thence Northwestwardly along a straight line, a distance of 73.27 feet to a point on the North line of said Lot 8, which point is 41.38 feet West of said Northeast corner of Lot 7; thence East along the North line of said Lots 7 and 8 a distance of 41.38 feet to the point of beginning, all in Cook County, Illinois.

Parcel 3:

That part of each of Lots 24, 25 and 26 in Block 12 in Higgins, Law and Company's Addition to Chicago, in the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: beginning at the Northeast corner of Lot 26 aforesaid and running thence South along the East line of said Lot 26, a distance of 82.74 feet; thence Northwestwardly along a straight line a distance of 100.34 feet to a point on the North line of said Lot 24, which point is 56.67 feet West of said Northeast corner of Lot 26; thence East along the North line of said Lots 24, 25 and 26 a distance of 56.67 feet to the point of beginning, and the South 1/2 of the vacated alley lying North of and adjoining said Lots 24, 25 and 26, in Cook County, Illinois.

Parcel 4:

Lots 27 and 28, and the South 1/2 of the vacated alley lying North of and adjoining Lots 27 and 28, in Block 12 in Higgins, Law and Company's Addition to Chicago, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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Excepting therefrom

Parcel "A":

That property and space contained within and between a certain horizontal plane located 14.40 feet above Chicago City Datum and that other certain horizontal plane located 27.85 feet above Chicago City Datum lying within the boundaries projected vertically of that part of the above described property taken as a tract:

Beginning at the Southeast corner of said tract, being also the intersection of the North line of West Erie Street with the West line of North Kingsbury Street; thence North along the East line of said tract, being congruent with the said West line of Kingsbury Street a distance of 35.10 feet to its intersection with center line of an interior wall of a fourth story building commonly known as 676 North Kingsbury Street in Chicago; thence West along a line making an angle of 89 degrees 59 minutes 48 seconds measured clockwise, South to West from the last described course a distance of 27.58 feet to the point on an exterior wall of said fourth story building; thence South along a line making angle 90 degrees 00 minutes 00 seconds measured clockwise East to South from the last described course, a distance of 35.08 feet to a point on the South line of said tract, being also the North line of West Erie Street, thence East along the said North line of West Erie Street, a distance of 27.58 feet to a point of beginning.

Also

Parcel "B":

That property and space contained within above a certain horizontal plane located 29.90 feet above Chicago city datum lying within the boundaries projected vertically of that part of the above described property taken as a tract:

Beginning at the Southeast corner of said tract, being also the intersection of the North line of West Erie Street with the West line of North Kingsbury Street; thence North along the East line of said tract, being congruent with the said West line of Kingsbury Street a distance of 34.64 feet to its intersection with center line of an interior wall of a fourth and sixth story building commonly known as 676 North Kingsbury Street in Chicago; thence West along a said center line making an angle of 89 degrees 59 minutes 48 seconds measured clockwise, South to West from the last described course a distance of 40.11 feet to the point; thence North along the center line of an interior wall of a fourth and sixth story building making an angle of 90 degrees 00 minutes 00 seconds measured clockwise, East to North from last described course extended West, a distance of 1.31 to a point of intersection of said center line of an interior wall with an exterior wall of 4 story building extended East, thence West along said exterior wall and its Easterly extension making an angle of 90 degrees 00 minutes 00 seconds measured clockwise, South to West from last described course, a distance of 7.89 feet; thence South along the line making an angle of 90 degrees 00 minutes 12 seconds measured clockwise, East to South from the last described course a distance of 35.91 feet to the Southwest corner of said tract, being also the point on the North line of West Erie Street, thence East along said North line of said West Erie Street to a point of beginning;

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Which survey is attached to as Exhibit "D" to the Declaration of Condominium recorded as document number 1728529063, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 17-09-122-012-1036  
17-09-122-012-1045  
17-09-122-012-1052

Address of Real Estate: 676 N. Kingsbury Street, Unit 604 and P-6 & P-13  
Chicago, Illinois 60654

Property of Cook County Clerk's Office