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4105029861 (Pre)

Doc#: 2007641064 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/16/2020 12:02 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

MAIL TO:

GIT

Matthew R. Gallagher, Esq

5773 N Lincoln Ave

Chicago, IL 60659

Dec ID 20200301629692
ST/CO Stamp 1-753-835-360 ST Tax \$790.00 CO Tax \$395.00
City Stamp 1-216-964-448 City Tax: \$8,295.00

NAME & ADDRESS OF TAXPAYER:

Richard Sampson

1346 W Walton St, Unit 1E

Chicago, IL 60642

THE GRANTOR, NP WALTON, LLC, a Delaware limited liability company, created and existing under and by virtue of the Laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents and pursuant to authority given by the Board of Directors of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE, RICHARD SAMPSON, of 1728 N Damen, #106, Chicago, Illinois 60647 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1346 WALTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1933606180, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE TO PARKING SPACE NO. P-2, AND STORAGE SPACE NO. S-1, AND GARAGE ROOF DECK LCE TO UNIT 1E, LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Address: Unit 1E, 1346 West Walton Street, Chicago, Illinois 60642

PIN: Part of 17-05-316-033-0000, 17-05-316-034-0000, 17-05-316-035-0000
and 17-05-316-036-0000 (Underlying Land)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or 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, in and to the above-described premises, with the hereditaments and appurtenances.

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TO HAVE AND TO HOLD the said premises above described with the appurtenances unto the Grantee, forever.

**** THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION ****

Grantor also hereby grants to the Grantee, its successors and assigns, as 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 land described therein.

This deed is subject only to the following: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) the Declaration and the other Condominium Documents; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any; (6) easements, agreements, conditions, covenants, building lines and restrictions of record; (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, and (8) liens and other matters of title over which the Title Company is willing to insure at Seller's expense.

[SIGNATURE PAGE TO FOLLOW]

Office of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager on this 3rd day of February, 2020

NP WALTON, LLC
a Delaware limited liability company

By: NP MANAGEMENT, LLC
an Illinois limited liability company

By: [Signature]
BARTLOMIEJ A. PRZYJEMSKI, Its Manager

State of Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT BARTLOMIEJ PRZYJEMSKI, Manager of NP MANAGEMENT, LLC, an Illinois limited liability company, Manager of NP WALTON, LLC, a Delaware 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, sealed and delivered the said instrument pursuant to the authority given by the Operating Agreement of said Company, as his free and voluntary act, for the uses and purposes therein set forth.

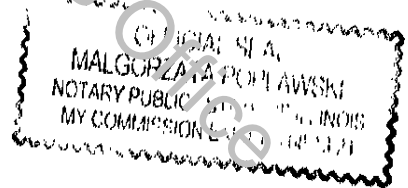
Given under my hand and official seal, this 3rd day of February, 2020.

Commission Expires: 03/13/21

[Signature]
NOTARY PUBLIC

Prepared by:

John N. Skoubis
Skoubis & Mantas, LLC
1300 West Higgins Road, Suite 209
Park Ridge, Illinois 60068



REAL ESTATE TRANSFER TAX		10-Mar-2020
	COUNTY:	395.00
	ILLINOIS:	790.00
	TOTAL:	1,185.00

17-05-316-033-0000 | 20200301629692 | 1-753-835-360

REAL ESTATE TRANSFER TAX		10-Mar-2020
	CHICAGO:	5,925.00
	CTA:	2,370.00
	TOTAL:	8,295.00 *

17-05-316-033-0000 | 20200301629692 | 1-216-964-448

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