

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2009103384 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/31/2020 01:41 PM Pg: 1 of 2

Dec ID 20200301639002
ST/CO Stamp 0-977-903-456 ST Tax \$570.00 CO Tax \$285.00
City Stamp 1-382-489-952 City Tax: \$5,985.00

The GRANTOR, **1454 W. CHESTNUT 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

CLAYBORN PROPERTIES, LLC, of 4020 Winberie Ave., Naperville, IL 60564

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

Parcel 1: Unit 2 in the 1454 West Chestnut Condominiums, as delineated on a Plat of Survey of the following described real estate: LOT 30 IN ALLEN C. LEWIS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 22 IN THE CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 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 Ownership recorded March 12, 2020 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 2007245022, 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 P2, a limited common elements ("LCEs") as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2, as are 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, 2nd installment and subsequent years.

Permanent Real Estate Index Number(s): 17-05-319-078-0000 (affects underlying land)

Address(es) of Real Estate: 1454 W. Chestnut St., Unit 2, Chicago, IL 60642

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.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 13th day of March, 2020.

1454 W. CHESTNUT LLC

By: MELROSE INVESTMENT GROUP, INC., Its Member/Manager

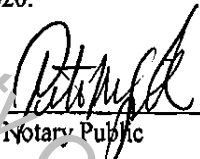
By: 
Viktor Demyaniv, Its President

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 VIKTOR DEMYANIV, personally known to me to be the President of MELROSE INVESTMENT GROUP, INC., Member/Manager of 1454 W. CHESTNUT 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 Member/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 13th day of March, 2020.

Commission expires: 2/24/2024


Notary Public

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



Mail to:

Margaret F. Sauser, Esq.
360 S. Waukegan, Suite C
Deerfield, IL 60015

Send subsequent tax bills to:

Clayborn Properties, LLC
1454 W. Chestnut St., Unit 2
Chicago, IL 60642