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SPECIAL WARRANTY DEED

Doc# 2009820312 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/07/2020 12:49 PM Pg: 1 of 2

Dec ID 20200301649263
ST/CO Stamp 0-953-802-976 ST Tax \$772.50 CO Tax \$386.25
City Stamp 2-049-188-064 City Tax: \$8,111.25

1/2
The GRANTOR, 1459 SUPERIOR 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

MICHAEL BELL and SELMA LAKHANI husband and wife,

not as Tenants in Common, nor as Joint Tenants with rights of survivorship, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1E in the 1459 West Superior Condominiums, as delineated on the Plat of Survey of the following described real estate: Lots 6 and 7 in Block 5 in the Subdivision of Blocks 3, 4, 5 and 6 in Bickerdike's Addition to Chicago, said Addition being a Subdivision of a portion of the West 1/2 of the Northwest 1/4 of Section 8, Township 35 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 October 16, 2019, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 1928916224, 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 P-1 and Garage Roof Deck GR-2, limited common elements ("LCEs"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 1E, 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 the Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2020 and subsequent years.

Permanent Real Estate Index Number(s): 17-08-109-009-0000 & 17-08-109-010-0000 (affects underlying land)

Address(es) of Real Estate: 1459 W. Superior St., Unit 1E
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.

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There were no tenants as this is new construction.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 27th day of March, 2020.

1459 Superior LLC,
an Illinois limited liability company

By: *[Signature]*
Maria Jola Whipple, Manager

State of Illinois)
) ss.
County of Cook)

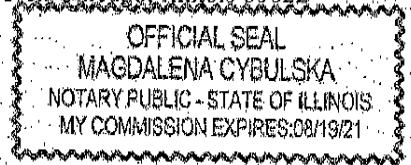
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIA JOLA WHIPPLE, personally known to me to be the Manager of 1459 SUPERIOR LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, she signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as her 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 27th day of March, 2020.

Commission expires: 8-19-21

[Signature]
Notary Public

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



Mail to:

Amy Muran Felton, Esq.
332 Linden Ave.
Oak Park, IL 60302

Send subsequent tax bills to:

Michael Bell and Sema Lekhani
1459 W. Superior St., Unit 1E
Chicago, IL 60642