

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2031625305 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/11/2020 02:44 PM Pg: 1 of 3

Dec ID 20200701635627  
ST/CO Stamp 0-285-374-176 ST Tax \$585.00 CO Tax \$292.50  
City Stamp 1-195-210-464 City Tax: \$6,142.50

1/2

The GRANTOR, **SUSTAINABUILD LLC – 1722 GRAND SERIES**, an Illinois series 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

**CHRISTOPHER A. HALSEM**, of 6229 Santa Monica Dr., Port Orange, FL 32127

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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

Permanent Real Estate Index Number(s): 17-07-221-044-0000 (affects underlying land)

Address(es) of Real Estate: 504 N. Hermitage Ave., Unit 3S, Chicago, IL 60622

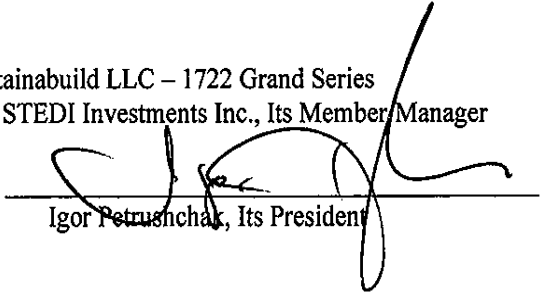
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 21st day of July, 2020.

Sustainabuild LLC – 1722 Grand Series  
By: STEDI Investments Inc., Its Member/Manager

By:   
Igor Petrushchak, Its President

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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 IGOR PETRUSHCHAK, personally known to me to be the President of STEDI INVESTMENTS INC., Member/Manager of SUSTAINABUILD LLC – 1722 GRAND SERIES, 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.

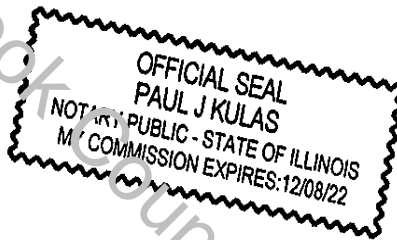
Given under my hand and seal, this 21 day of July, 2020.

Commission expires:

12-8-22

  
 Notary Public

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



Mail to:

William D. Iversen, Esq.  
 119 S. Emerson St., Suite 262  
 Mount Prospect, IL 60056

Send subsequent tax bills to:

Christopher A. Halsema  
 504 N. Hermitage Ave., Unit 3S  
 Chicago, IL 60622

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## LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-07-221-044-0000 (affects underlying land)

Address(es) of Real Estate: 504 N. Hermitage Ave., Unit 3S, Chicago, IL 60622

Parcel 1: Unit 3S in the 504 North Hermitage Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate:

The South 52.40 feet of Lots 33, 36, 37 and 40, taken as a tract, in Subdivision of Block 2 in Embrees Subdivision of the Northwest portion of Block 18 in Canal Trustees Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the Retail Property more particularly described as follows: LYING ABOVE A HORIZONTAL PLANE ELEVATION + 16.94 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +28.08 FEET CHICAGO CITY DATUM, BEGINNING AT SOUTHEAST CORNER OF LOT 40; THENCE 1.18° NORTH AND 3.32° WEST TO A POINT OF BEGINNING OF RETAIL PROPERTY; THENCE ALONG FINISHED SURFACE OF INTERIOR WALLS, THENCE NOO°13'34"E A DISTANCE 31.98; THENCE N89°46'36"W A DISTANCE 13.57; THENCE SOO°13'34"W A DISTANCE 11.81; THENCE N89°46'36"W A DISTANCE 14.48; THENCE NOO°13'34"E A DISTANCE 9.32; THENCE S89°46'36"E A DISTANCE 8.16; THENCE NOO°13'34"E A DISTANCE 11.62; THENCE S89°46'36"E A DISTANCE 3.24; THENCE NOO°13'34"E A DISTANCE 5.93; THENCE N89°57'38"W, A DISTANCE 23.57; THENCE SOO°2'22"W A DISTANCE 5.26; THENCE N89°46'36"W A DISTANCE 2.91; THENCE SOO°02'22"W, A DISTANCE 12.18; THENCE S89°46'36"E, A DISTANCE 10.30; THENCE SOO°02'22"W A DISTANCE 9.32; THENCE N89°46'36"W A DISTANCE 16.97; THENCE SOO°18'02"W A DISTANCE 20.21; THENCE S89°46'36"E A DISTANCE 8.29; THENCE NOO°18'02"E, A DISTANCE 2.65; THENCE S89°56'36"E, A DISTANCE 26.20; THENCE SOO°18'02"W A DISTANCE 2.65; THENCE S89°46'36"E, A DISTANCE 15.24 TO THE POINT OF BEGINNING OF RETAIL PROPERTY, ALL IN COOK COUNTY, ILLINOIS.

Which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded August 3, 2020, in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 202-166181, 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-3 and Roof Top R-3 for Unit 3S, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3S, as 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.

Parcel 3: Non-exclusive, perpetual easements for the benefit of Parcel 1, as created by the Reciprocal Easement Agreement recorded Sept 24, 2020 as Document No. 202-6806101, executed by and between 504 North Hermitage Condominium Association and Sustainabuild LLC - 1722 Grand Series, an Illinois series limited liability company.