

# UNOFFICIAL COPY

Doc#: 2101320422 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/13/2021 04:01 PM Pg: 1 of 3

Dec ID 20200701626987  
ST/CO Stamp 0-490-462-176 ST Tax \$138.00 CO Tax \$69.00  
City Stamp 1-627-155-424 City Tax: \$1,449.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

*A single man.*

THE GRANTOR Benjamin Goldenson<sup>A</sup> of the City of San Diego, County of San Diego, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Shark and Coconut Venture, LLC, an Illinois Limited Liability Company, of the City of Chicago the County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

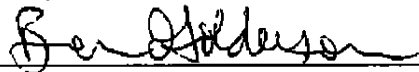
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-203-027-1124

Address(es) of Real Estate: 233 East Erie Ave, Unit 2104, Chicago 60611

Dated this 4 day of November, 2020

Benjamin Goldenson



STATE OF CALIF, COUNTY OF SAN DIEGO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Goldenson personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uscs and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4<sup>th</sup> day of NOV, 2020

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

(Notary Public)

**Mail to:**

Jaffe & Berlin  
Frank Jaffe, Attorney At Law  
111 West Washington, Ste 900  
Chicago, Illinois 60602

**Name and Address of Taxpayer:**

Shark and Coconut Ventures, LLC  
c/o Ricardo Mendez  
4017 Whitney St.  
Janesville, WI 53546

**Prepared by:**

Dennis W. Thorn & Associates  
180 N Michigan Ave, Ste 2105  
Chicago, IL 60601

Warranty Deed - Individual

*File 20-1001 1/1*

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## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

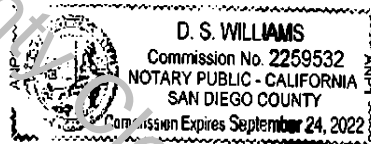
On 11/12/2020 before me, D. S. Williams, Notary Public  
(Here insert name and title of the officer)

personally appeared Victoria Caidan,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. S. Williams  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Wills of 17113  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 11/12/2020

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

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## EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:


Unit No. 2104 in Streeterville Center Condominium as delineated on the Survey of the following:



All of the property and space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the ninth floor, in the 26-story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised of Lots 20, 21, 22, 23, 24 and 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing on the dividing line between lots 25 and 26), together with the property and space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 8-story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of the aforesaid parcel of land, all in the Subdivision of the West 394 feet of Block 32, except the East 14 feet of the North 80 feet thereof in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Streeterville Center Condominium Association recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 26017897; together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Lot 25 of the right to maintain party wall as established by Agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892 as Document Number 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West half of the party wall, in Cook County, Illinois.

PIN(S): 17-10-203-027-1124

REAL ESTATE TRANSFER TAX		16-Nov-2020
	CHICAGO:	1,035.00
	CTA:	414.00
	TOTAL:	1,449.00 *
17-10-203-027-1124   20200701626987   1-627-155-424		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Nov-2020
 	COUNTY:	69.00
	ILLINOIS:	138.00
	TOTAL:	207.00
17-10-203-027-1124   20200701626987   0-490-462-176		