

UNOFFICIAL COPY

Doc#: 2106220176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/03/2021 01:00 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

1 OF 2
PT20-66105
ILLINOIS

Dec ID 20201201681238
ST/CO Stamp 0-823-091-168 ST Tax \$2,850.00 CO Tax \$1,425.00
City Stamp 0-172-204-000 City Tax: \$29,925.00

Above Space for Recorder's Use Only

THE GRANTOR(s) Mokin Properties, LLC, Series A of the Village of Northbrook, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Paolo Sandrone, individually, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: General real estate taxes not due and payable at the time of closing; Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions (CCRs) and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs. One (1) year Limited Warranty waiving the Implied Warranty of Habitability between Developer and First Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, its 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 and restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

For the premises commonly known as 351 West Huron Street, Unit L5, P6 and P7 Chicago, Illinois 60654
Permanent Real Estate Index Number(s): 17-09-214-019-1004

The date of this deed of conveyance is December 16, 2020.

Mokin Properties, LLC, Series A

By: 
(SEAL) Alex Troyanovsky, Manager

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alex Troyanovsky, Manager of Mokin Properties, LLC, Series A, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
MITCHELL B RUCHIM
(Impress Seal Here)
(My Commission Expires: 06/06/24)

Given under my hand and official seal December 16, 2020


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 351 West Huron Street, Unit L5, P6 and P7, Chicago, Illinois 60654

Permanent Real Estate Index Number(s): 17-09-214-019-1004

Parcel 1:

Unit Number L5 in the 351 W. Huron Condominium, as delineated on a survey of the following described tract of land: Lot 10, 11 and 12 in Martin's Subdivision of Block 14 in Butler, Wright and Webster's Addition to Chicago, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as exhibit "A" to the Declaration of Condominium recorded as Document 1810229093, as amended from time to time; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Exclusive right to use of P6 and P7, a limited common element as delineated on the declaration of condominium and plat of survey aforesaid.

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60654

Send subsequent tax bills to:
Paolo Sandrone

351 W. Huron St.
Ste L5
Chicago, IL 60654

Recorder-mail recorded document to:

Michael H. Wasserman, P.C.
105 W. Madison St
Ste 401
Chicago, IL 60602