



2110933044

Doc# 2110933044 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2021 03:33 PM PG: 1 OF 3

182802
WARRANTY DEED

GRANTOR(S):
1204 N SPAULDING LLC,
A limited liability company created and existing under and by virtue of the laws or the State or Illinois and duly authorized to Transact business in the State of Illinois.

Currently Maintaining Office at:
3238 N. Kilbourn, #2
Chicago, IL 60641

For and in consideration Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: **VIVEK THAKKAR AND AARTHEE KARTHIKEYAN,**** as *tenants in common* R., of 347 W. CHESTNUT ST., UNIT 2413, CHICAGO, IL 60610, the following described Real Estate situated in the State of Illinois, to wit:
a single man ~~## a single woman~~
SEE EXHIBIT "A" ATTACHED

PIN: (UNDERLYING PIN): 16-02-227-041-0000
PROPERTY ADDRESS: 1204 N. SPAULDING, UNIT 1N, CHICAGO, ILLINOIS 60651


SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) drainage ditches, tiles and laterals, if any; (o) annexation agreements; (p) Certificate of Limited Warranty for Unit and Common Elements for period not exceeding one year.

THIS UNIT IS NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.

DATED this 14 day of April, 2021.

1204 N SPAULDING LLC, an Illinois Limited Liability Company

By 
Leszek Lis, Its Manager

REAL ESTATE TRANSFER TAX



19-Apr-2021
COUNTY: 241.25
ILLINOIS: 482.50
TOTAL: 723.75

16-02-227-041-0000

| 20210401699490 | 0-933-252-624

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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 **Leszek Lis, as Manager of 1204 N SPAULDING LLC**, and not individually, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his own free and voluntary act, as Declarant as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of April, 2021


NOTARY PUBLIC




Prepared by: James P. Antonopoulos, Esq., 5045 N. Harlem Ave, Chicago, Illinois 60656

Return to:

VIVEK THAKKAR
1204 N. SPAULDING, UNIT 111
CHICAGO, IL 60657

Send Subsequent Tax Bill to:

VIVEK THAKKAR
1204 N. SPAULDING, UNIT 111
CHICAGO, IL 60657

REAL ESTATE TRANSFER TAX		19-Apr-2021
	CHICAGO:	3,618.75
	CTA:	1,447.50
	TOTAL:	5,066.25 *

16-02-227-041-0000 | 20210401699490 | 0-541-691-408

* Total does not include any applicable penalty or interest due.

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UNIT 1N IN THE 1204 N SPAULDING CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 15, 2021 AS DOCUMENT 2101516076, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID DECLARATION, OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1 AND 2 IN S.E. GROSS SIXTH HUMBOLDT PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 7 AND THE SOUTH 1/2 OF BLOCK 6 IN WEAGE, EBERHARDT AND BARTLETT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-1N AND STORAGE SPACE S-1N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED JANUARY 15, 2021 AS DOCUMENT 2101516076, IN COOK COUNTY, ILLINOIS

P.I.N. 16-02-227-041-0000 (AFFECTS THIS AND OTHER PROPERTY)

C/K/A 1204 N SPAULDING AVENUE, UNIT 1N, CHICAGO, ILLINOIS 60651

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN

THE MORTGAGOR ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM