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2112004065D

Doc# 2112004065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 12:08 PM PG: 1 OF 4

FOR RECORDER'S USE ONLY

THIS INSTRUMENT
PREPARED BY:
Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 16th day of February, 2021, by Top Floor Properties LLC, an Illinois limited liability company ("Grantor"), having an address of 2415 N. Drake Ave, Chicago, IL 60647, to Grace Street Apartments LLC, an Illinois limited liability company ("Grantee"), having an address of 525 N. Quentin Road, Palatine, Illinois 60067.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

PIN: **14-21-106-034-1078**
Address of Real Estate: **663 W. Grace Street, Unit 516, Chicago, IL 60613**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or equity, of, in, and to the Premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Premises as above describes, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax year 2020 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

REAL ESTATE TRANSFER TAX		18-Apr-2021
COUNTY:		94.00
ILLINOIS:		188.00
TOTAL:		282.00

14-21-106-034-1078 | 20210401685914 | 1-826-924-048

REAL ESTATE TRANSFER TAX		18-Apr-2021
CHICAGO:		1,410.00
CTA:		564.00
TOTAL:		1,974.00 *

14-21-106-034-1078 | 20210401685914 | 1-157-281-296

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


S Y
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

Top Floor Properties LLC, an Illinois limited liability company



Jaishankar Rajagopalan, its sole Manager/Member

STATE OF _____
COUNTY OF _____

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Jaishankar Rajagopalan**, not as an individual but as sole Manager/Member of the Top Floor Properties LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2021.

NOTARY PUBLIC
My commission expires: _____

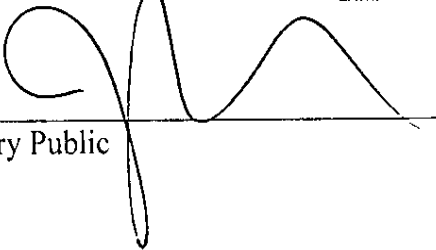
Property of Cook County Clerk's Office

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Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, JAISHANKAR RAJAGOPALAN (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the *Deal* (document) consisting of 3 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 2/16/2021.



Notary Public



Commission Expires:

(Seal)

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 516 IN THE 663 WEST GRACE STREET CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN P. N. KOHLSAAT'S ADDITION TO CHICAGO BEING A SUBDIVISION OF LOTS 1, 2, 3, 12, 13 AND 14 IN BLOCK 6 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 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 NUMBER 26104048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 S. LaSalle Street, Ste. 2910
Chicago, IL, 60603

MAIL TAX BILLS TO:

Grace Street Apartments LLC
P.O. Box 8
Deerfield, IL 60015

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