UNOFFICIAL CO

SPECIAL WARRANTY DEED

Limited Liability Company

This instrument, made this $\frac{29}{}$ day of JULY 2071, between Maple Street Properties LLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Michigan, party of the rigst part, and Samuel M. Mansour Trucket Dobad July 17, 2019

party of the second part,

Doc#. 2123010027 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/18/2021 09:27 AM Pg: 1 of 3

Dec ID 20210801628110

ST/CO Stamp 1-970-870-032 ST Tax \$272.50 CO Tax \$136.25

City Stamp 1-433-999-120 City Tax: \$2,861.25

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the member and manager of said company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

SEE ATTACHED LEGAL DESCRIPTION

STEWART TITLE 700 E. Diehl Road, Suite 180 Naperville, IL 60563

Permanent Index Number:

14-08-416-040-1045; 14-08-416-041-1023

COMMONLY KNOWN AS:

4848 N Sheridan Road Unit 605, Chicago, IL 60640

GRANTOR, for itsself, its successors and assigns, WARRANTS ASSIGNS, COVENANTS, and REPRESENTS that it has not done or suffered to be done anything whereby the premises hereby conveyed is, or may be, in any manner impaired, encumbered or charged, except as recited herein, and that it will WARRANT and DEFEND the premises against all persons lawfully claiming by through or under it,

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20__ and subsequent years.

Together with all the hereditaments and appurtenances thereunto belonging, and all the right, title, interest, of the party of the first part, in and to the above described premises; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever, as _

Limited Liability - Warranty Deed

2123010027 Page: 2 of 3

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IN WITNESS WHEREOF, said party of the first part has signed and sealed this Special Warranty Deed to these presents the day and year first above written.

By:
Name: Mark McClain
Its: Member/Manager

STATE OF M(CARA)
) SS
COUNTY OF WASHT AND A

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark McClain, personally known to me to be the Manager of Maple Street Properties, a Michigan limited liability company, 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 Manager, she signed, sealed and delivered the said instrument, pursuant to authority, given by Operating Agreement of said company and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of JUW, 2021

NOTARY PUBLIC

TOSETTE CATITINA EDWANDS

This instrument prepared by:

Law Office of Michael H. Wasserman, P.C. 105 West Madison Street, Suite 401

Chicago, IL 60602 (312) 726-1512

SEND SUBSEQUENT TAX BILLS TO:

Samuel Mansour Trust

4848 N Sheridan Road Unit 605

Chicago, IL 60640

MAIL RECORDED DEED TO:

Commission expires (

Barbara Goodman

555 Skokie Boulevard

-Suite 250

Northbrook IL 60062

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1342866

Parcel 1: Unit 605 and P63 in the Sheridan Grande Condominium as delineated on a Survey of the following described property: Lots 2 to 7 and the North 15.00 feet of Lot 8 in George Lill's Sheridan road Addition to Chicago being a Subdivision of the Southeast Fractional 1/4 of Section 8, Township 40 North, Kange 14, East of the Third Principal Meridian, (Except that part taken for widening of Sheffield Avenue), in Cook County, Illinois. Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 0621244031, First amendment document 0928918085 together with its undivided percentage interest in the common elements.

Parcel 2: Easements for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements recorded July 31,2006 as Document 0621244029 and First amendment recorded October 16,2009 as Document 0928918084 for Structural support, ingress and egress; maintenance; encroachments; common areas; over and upon common areas it cated within the buildings located on Lots 2 to 7 and the North 15 feet of Lot 8 in aforesaid Subdivision.

Parcel 3: Easements for the benefit of Parcel 1 as created by Easement and Operating agreement (the "agreement") dated October 16,2009 and recorded October 16,2009 as Document 0928918087 by and among Sheridan Grande Condominium Association, LTD., an Illinois not-for-profit corporation, Sheridan Grande South Condominium Association, LTD., an Illinois not-for-profit corporation and Sheridan Grande Partners, LLC, an Illinois limited liability company.

Permanent Index Number: 14-08-416-040-1045 Permanent Index Number: 14-08-416-041-1023

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REAL ESTATE TRANSFER TAX		13-Aug-2021	4,
	CHICAGO:	2,043.75	'.0
A Company	CTA:	817.50	
	TOTAL:	2,861.25 *	(),
14-08-416-040-1045	20210801628110	1-433-999-120	
* Total does not include	any applicable penalty	or interest due.	
		-	0
PEAL ESTATE TRANSFE	RTAX	13-Aug-2021	

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

REAL ESTAT	E TRANSFER TA	v X	13-Aug-2021		
		COUNTY:	136.25		
		ILLINOIS:	272.50		
		TOTAL:	408.75		
14.08.4	18.040-1045	1 20210801628110	1-970-870-032		

File No.: 1342866 Page 1 of 1