

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

# UNOFFICIAL COPY

Doc#: 2123146193 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/19/2021 11:58 AM Pg: 1 of 3

1012 2129332  
**WARRANTY DEED**

### Illinois Statutory

Saturn title 1012 2129332  
The Grantors, PRADA PROPERTIES, INC. a dissolved Illinois Corporation, and DAWN SAMELAK, its sole shareholder and officer, for the consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS, and WARRANTS to EVANSTON GATEWAY, LLC, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Dec ID 20210801632606  
ST/CO Stamp 1-027-954-448 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 0-529-094-416 City Tax: \$2,100.00

\* of 4346 N. Monroe St Chicago, IL

### SEE LEGAL DESCRIPTION ATTACHED HERETO

P.I.N. 14-18-223-037-1002  
C/K/A: 1626 W. Montrose Unit A, Chicago, IL 60613

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Dated: 8/10, 2021

PRADA PROPERTIES, INC. a dissolved Illinois Corporation

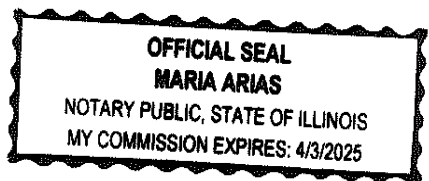
By: [Signature]  
DAWN SAMELAK, president

[Signature]  
DAWN SAMELAK as sole shareholder and officer of PRADA PROPERTIES, INC.

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 DAWN SAMELAK personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and personally acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 10<sup>th</sup> day of August, 2021.

[Signature]  
NOTARY PUBLIC



# UNOFFICIAL COPY

Mail to:

Send tax bills to:

Evanston Gateway LLC  
4346 N. Honore St #500 →  
Chicago, IL 60613

Prepared by: Philip J. Bernstein, 180 N. LaSalle St., Suite 3700, Chicago, IL 60601

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### Legal:

#### PARCEL 1:

UNIT 1626A IN THE 1616 WEST MONTROSE COMMERCIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 2, 3, 4 AND 5 IN VAN HORN AND SINCLAIRS RESUBDIVISION OF LOTS 10, 11, 12, 13, 14 AND 15 IN BLOCK 21 IN RAVENSWOOD IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020238602 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR 1616-1628 WEST MONTROSE RECORDED AS DOCUMENT NUMBER 0020238600.

Commonly known address: 1626 W. Montrose Ave., Unit A, Chicago, IL 60613

PIN #: 14-18-223-037-1002

PIN #:

PIN #:

Township: Lake View

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*