



\*2123725090\*

Doc# 2123725090 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2021 03:26 PM PG: 1 OF 2

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH:

That the Grantor, EXEL DEVELOPMENT LLC SERIES JEFFERSON, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby convey and warrant unto to PETER MEADE and SHANNON KURUC, as tenants in common the following described real estate:

PARCEL 1:

UNIT 404 IN BASE 16 LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4 & THE NORTH 28 1/2 FEET OF LOT 5, TAKEN AS A TRACT, (EXCEPTING THEREFROM THE WEST 1.1 FEET OF THE NORTH 134.0 FEET THEREOF) IN BLISS, HARVEY AND HAGEMAN'S SUBDIVISION OF LOT 1 IN BLOCK 45 OF THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THAT PART OF THE SOUTHEAST 1/4 LYING WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 N, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1604245018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-8 AND STORAGE LOCKER S-404, LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION AND PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 1604245018.

PIN: 17-21-305-046-1017

COMMON ADDRESS: 1600 S. JEFFERSON ST., UNIT 404, CHICAGO, IL 60616

SUBJECT TO: the condominium declaration recorded as document number 1604245018 and all amendments thereto, and such other covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements

216 SC0290154  
10/2 (nu)

Chicago Title

S Y  
P 2  
S Y-1  
SC 1  
INT 14

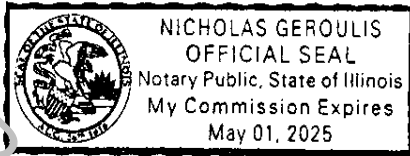
# UNOFFICIAL COPY

during the year of 2020 and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29<sup>th</sup> day of June, 2021

EXEL DEVELOPMENT LLC  
SERIES JEFFERSON,  
an Illinois limited liability company



By: \_\_\_\_\_  
Dimitrios Kourkouvis, Manager



STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Dimitrios Kourkouvis, personally known to me to be the same person whose name is subscribed to the foregoing instrument and the Manager of Exel Development LLC Series Jefferson, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29<sup>th</sup> day of June, 2021.

|   |           |             |
|---|-----------|-------------|
| REAL ESTATE TRANSFER TAX  |           | 08-Jul-2021 |
|   | COUNTY:   | 276.50      |
|   | ILLINOIS: | 553.00      |
|   | TOTAL:    | 829.50      |
| 17-21-305-046-1017   20210601688212   1-966-382-352   |           |             |

\_\_\_\_\_  
Notary Public

Future Taxes to Grantees' Address


Peter Meade and Shannon Kuruc  
1100 S. Jefferson, Unit 404  
Chicago, IL 60616

After Recording, Mail to:

Peter Meade and Shannon Kuruc  
1100 S. Jefferson, Unit 404  
Chicago, IL 60616

This Instrument was prepared by:

Nicholas Geroulis, Esq.  
613 West 16<sup>th</sup> Street  
Chicago, Illinois 60616

|   |          |             |
|---|----------|-------------|
| REAL ESTATE TRANSFER TAX  |          | 08-Jul-2021 |
|  | CHICAGO: | 4,147.50    |
|   | CTA:     | 1,659.00    |
|   | TOTAL:   | 5,806.50 *  |
| 17-21-305-046-1017   20210601688212   1-095-494-928                                 |          |             |

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