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This document was prepared by:

Name: Robert Feldgreber
Address: 100 Lexington Drive, Suite 201
Buffalo Grove
State: IL Zip Code: 60089

After recording, mail to:

Name: Richard Golab
Address: 70 W. Madison Street, Suite 2300
Chicago
State: IL Zip Code: 60602

Mail future tax bills to:

Name: 17D, LLC
Address: 1019 E. Illinois Rd.,
Lake Forest
State: IL Zip Code: 60045

Doc#: 2125606292 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2021 02:22 PM Pg: 1 of 6

Dec ID 20210901664117
ST/CO Stamp 0-943-480-592 ST Tax \$30.00 CO Tax \$15.00
City Stamp 2-012-421-904 City Tax: \$315.00

21021299 NC - (12-1)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of September 9, 2021, between George Melshenker and Gail Melshenker, Traci Kraus, and Melissa Ackerman ("Grantors"), having an address at 100 Lexington Drive, Suite 201, Buffalo Grove, Illinois 60089, and 17D, LLC, an Illinois Limited Liability Company, ("Grantee"), having an address of 1019 E. Illinois Rd., Lake Forest, Illinois 60045 who accepts the interests granted herein in the form of sole ownership.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee(s), the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

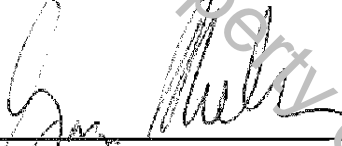
See Exhibit A attached hereto and by this reference made a part hereof.

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 Grantor, either in law or equity, of, in and to the above-described Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Real Estate, with the appurtenances, unto Grantee, and its successors and assigns forever.

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And Grantor, for itself and its successors, does covenant promise and agree to and with Grantee, and to its successors and assigns that is has not done or suffered to be done, anything whereby the Real Estate here by granted is, or may be, in any manner encumbered or charged, except as herein recited: and that it WILL WARRANT AND FOREVER DEFEND, the title and quiet possession to the Real Estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to General Real Estate Taxes for 2021 and subsequent years, all covenants, restrictions, easements, reservations and other exceptions of record.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

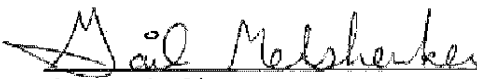


 Grantor's Signature
 George Melshaker

 Grantor's Name
 11 East Walton 4201

 Address
 Chicago, IL, 60611

 City, State & Zip




 Grantor's Signature
 Gail Melshaker

 Grantor's Name
 11 East Walton 4201

 Address
 Chicago IL 60611

 City, State & Zip

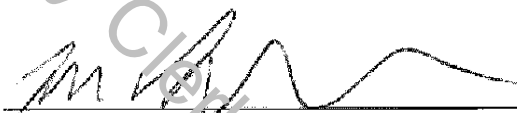


 Grantor's Signature
 Melissa Ackerman

 Grantor's Name
 241 Fairview

 Address
 Glencoe, IL 60022

 City, State & Zip



 Grantor's Signature
 Traci Kraus

 Grantor's Name
 3309 North Seeley

 Address
 Chicago, IL 60618

 City, State & Zip

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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Melshenko, Carl Melshenko, Melissa Ackerman, Tracy Kraus whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of September, 2021.



Haley R. Kin
Notary Public

My Commission Expires: 5/9/2022

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Exhibit A

Legal Description of Real Estate

PARKING UNIT 906 IN THE 670 PARKING CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1305145070, TOGETHER WITH ITS UNDIVDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Address: 118 East Erie Street, Parking Unit 906, Chicago, Illinois 60611

Parking Unit 906 PIN: 17-10-109-023-1096

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REAL ESTATE TRANSFER TAX

10-Sep-2021



COUNTY:
ILLINOIS:
TOTAL:

15.00
30.00
45.00

17-10-109-023-1096

20210901664117 | 0-943-480-592

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REAL ESTATE TRANSFER TAX 10-Sep-2021

CHICAGO: 225.00

CTA: 90.00

TOTAL: 315.00 *



17-10-109-023-1096 | 20210901664117 | 2-012-421-904

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