

UNOFFICIAL COPY

Doc#: 2129434117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/21/2021 01:34 PM Pg: 1 of 3

This instrument prepared by:

Ryan Tunney

Brown, Udell, Pomerantz &

Delrahim, Ltd.

225 West Illinois St., Suite 300

Chicago, IL 60654

Dec ID 20211001693634

ST/CO Stamp 1-470-609-552 ST Tax \$1,000.00 CO Tax \$500.00

City Stamp 0-436-631-696 City Tax: \$10,500.00

Mail and Send Subsequent Tax Bills to:

Jason Mirach and Amanda Mirach

1404 West Monroe Street, Unit 3D

Chicago, IL 60607

Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

FR 0719033

1 of 3

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, 1400 W Monroe Owner, LLC, a Delaware limited liability company, with an address of 1044 Northern Blvd., Suite 303, Roslyn, New York 11576, for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, does GRANT, BARGAIN AND SELL TO GRANTEE:

^{LEANDER}
Jason A. Mirach and Amanda R. Mirach, as Tenants by The Entirety,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: (a) general real estate taxes not yet due and payable; (b) special taxes or assessments not yet due and payable and unconfirmed special assessments; (c) any and all easements, covenants, restrictions, ordinances, agreements, conditions, and building lines of record, including, without limitation, a declaration of covenants, easements and maintenance agreement by and between Grantor and the owners of the other properties, as amended from time to time, and declarations of covenants, easement and maintenance agreement between the Grantor and adjacent property, if any; (d) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto and documents referenced therein including without limitation, the Condominium Declaration recorded as Document #2127328224; (e) public and quasi-public utility easements, if any; (f) Grantees mortgage, if any; (g) plats of dedication and plats of subdivision and covenants thereon, if any; (h) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (i) liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantee; (j) encroachments, if any; (k) installments due after the Closing for assessments established under the Condominium Declaration; and (l) the Illinois Condominium Property Act.

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In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on Sept 29, 2021, 2021.

1400 W Monroe Owner LLC,
a Delaware limited liability company

By: **1400 W Monroe Manager LLC,**
a Delaware limited liability company
Its Managing Member

By: _____
Name: Jerry Karlik
Its: Manager

REAL ESTATE TRANSFER TAX		18-Oct-2021
COUNTY:		500.00
ILLINOIS:		1,000.00
TOTAL:		1,500.00
17-17-102-043-0000		[20211001693634 1-470-609-652

REAL ESTATE TRANSFER TAX		18-Oct-2021
CHICAGO:		7,500.00
CTA:		3,000.00
TOTAL:		10,500.00 *
17-17-102-043-0000		[20211001693634 0-436-631-696

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

State of NY)
County of NASSAU) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jerry Karlik in his capacity as set forth above, 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 said capacity he signed and delivered the said instrument as said capacity of the company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of September, 2021.

Kelley R. Chaffee
Notary Public

Kelley R. Chaffee
Notary Public, State of New York
No. 01CH6328026
Qualified in Nassau County
Commission Expires July 20, 2023

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LEGAL DESCRIPTION

PARCEL 1

UNIT 3D AND GARAGE UNIT GU-05 IN THE 1400 MONROE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2127328224AS, AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE ROOM SR-3FL, A LIMITED COMMON ELEMENT AND LIMITED COMMON ELEMENTS TO UNIT 3D, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2127328224.

Common Address: 1404 West Monroe Street, Unit 3D Chicago IL 60607, ~~Unit 3D~~

GU-05

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PIN: 17-17-102-043-0000

Property of Cook County Clerk's Office