

UNOFFICIAL COPY

2/10/16/901890
SPECIAL WARRANTY DEED

Doc#: 2130007490 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2021 09:26 AM Pg: 1 of 2

Dec ID 20211001606404
ST/CO Stamp 1-715-872-912 ST Tax \$425.00 CO Tax \$212.50
City Stamp 1-112-024-208 City Tax: \$4,462.50

The GRANTOR, SUSTAINABUILD LLC – 2345, an Illinois series limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

TAIMOOR KHWAJA of 7760 S Highland Ave, Apt 229 Lombard IL 60148
A Single Man.

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

Parcel 1: Unit 1W in the 2345 West Monroe Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate:

The West 26 feet of the East 74 feet and the West 22 feet of the East 96 feet of Lot 1 lying South of Monroe Street and a 33 foot piece of land lying South and adjoining said West 26 feet of the East 74 feet and said West 22 feet of the East 96 feet of said Lot 1 in Block 9 (the North 33 feet of Wilcox Street) in Rockwell's Addition to Chicago, being a subdivision in the Northeast 1/4 of Section 13, Township 39 North, Range 14 East and the West 1/2 of the Northwest 1/4 of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded September 8, 2021, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 2125146000, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-2 and Roof Top Deck R-3, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 1W, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 17-18-105-003-0000 & 17-18-105-004-0000 (affects underlying land)

Address(es) of Real Estate: 2345 W. Monroe St., Unit 1W, Chicago, IL 60612

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There were no tenants as this is new construction.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 15th day of October, 2021.

SUSTAINABUILD LLC - 2345

By: STEDI INVESTMENTS INC., Its Member/Manager

By: _____

Igor Petrushchak
Igor Petrushchak, Its President

State of Illinois)

)

ss.

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IGOR PETRUSHCHAK, personally known to me to be the President of STEDI INVESTMENTS INC., Member/Manager of SUSTAINABUILD LLC - 2345, 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 Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

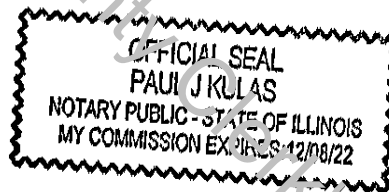
Given under my hand and seal, this 15th day of October, 2021.

Commission expires: _____

12-8-2022

Paul J. Kulas
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Linda U. Kim, Esq.
195 Hiawatha Drive
Carol Stream, IL 60188

Send subsequent tax bills to:

Taimoor Khwaja
2345 W. Monroe St., Unit 1W
Chicago, IL 60612