

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)

PT23-89604
2/3

Doc#: 2304141249 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 03:44 PM Pg: 1 of 3

Dec ID 20230201650016
ST/CO Stamp 0-876-967-760 ST Tax \$20.00 CO Tax \$10.00
City Stamp 1-091-368-784 City Tax: \$210.00

Above Space for Recorder's use only

THIS AGREEMENT, made this 6th day of February, 2023, between 700 W GRAND C-1 (CHICAGO) LLC, an Illinois 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, a party of the first part, and DANOP NANENGRUNGSUNK, an Illinois resident, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

** AN UNMARRIED MAN*
AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND 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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building line and easements and Encroachment of the North Edge of concrete foundation located mainly on the Land onto the property lying North of and adjoining by approximately 0.3 feet, as shown on the Survey dated April 28, 1999.

Permanent Real Estate Number(s): 17-09-102-043-1015

Address(es) of real estate; 700 W. Grand Avenue, #7, Chicago, IL 60654

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managing Member's President, and attested by its Managing Member's Secretary, this 6th day of February, 2023.

700 W Grand C-1 (Chicago) LLC:
By: DH-EK Management Corp.

By: 
Aaron J Dvorkin, President

PROPER TITLE, LLC

UNOFFICIAL COPY

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aaron Dvorkin personally known to me to be the authorized signatory, 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 authorized signatory, he signed and delivered the said instrument 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 official seal, this 31st day of January 2023

Commission expires 4/20 2023 Jacqueline M. Cullen

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

William J. Lapelle
Law Offices of William J. Lapelle, PC
One Northfield Plaza #528
Northfield, Illinois 60093



MAIL TO:

Danop Nanegrungsunk
700 W. GRAND AVENUE
#5
CHICAGO IL 60654

SEND SUBSEQUENT TAX BILLS TO:

Danop Nanegrungsunk
700 W. GRAND AVENUE
#5
CHICAGO IL 60654

Property of Cook County Clerk's Office

UNOFFICIAL COPY

"EXHIBIT A" ADDENDUM

Unit P-7 in The 700 West Grand Condominium, as delineated on a Survey of the following described tract of Land:

Lots 1 and 2 in Assessor's Division of Lot 8 and the South 1/2 of Lot 7 in Block 75 in Russell, Mather and Robert's Addition to Chicago, in Section 9, Township 39 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 No. 00733250, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel ID(s): 17-09-102-043-1015

Property of Cook County Clerk's Office