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Doc#: 2313710103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 02:37 PM Pg: 1 of 4

GIT

41674509GS (1/2)
SPECIAL WARRANTY DEED
(Illinois)

Dec ID 20230401608629
ST/CO Stamp 0-689-545-936 ST Tax \$1,580.00 CO Tax \$790.00
City Stamp 1-226-416-848 City Tax: \$16,590.00

THIS INDENTURE, is made this 17 day of April, 2023, by and between **Halsted 2215 LLC, an Illinois limited liability company**, Grantor, and **Carolyn Kurtz and Gary Steinberg, wife and husband**, of Chicago, Illinois, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, Grantee. WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, all of its right, title and interest in and to the following described real estate, situated in the County of Cook, in the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: (1) covenants, conditions, restrictions and easements of record; (2) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (3) private, public and utility easements, including any easements which hereafter may be executed by Seller and any easements which may be established by or implied from the Declaration or any amendments thereto, if any; (4) private alleys, roads and highways, if any; (5) party wall rights and agreements, if any; (6) limitations and conditions imposed by the Act; (7) special taxes or assessments for improvements not yet completed; (8) any unconfirmed special taxes or assessments; (9) installments not due at the date of Closing for any special tax or assessment for improvements heretofore completed; (10) general real estate taxes not due and payable at the time of Closing; (11) installments due after Closing of assessments established pursuant to the Declaration; (12) encroachments, if any, which do not materially adversely impair the use and enjoyment of the Unit Ownership; (13) applicable zoning and building laws and ordinances and other ordinances of record; (14) acts done by or suffered through Grantee or anyone claiming by, through or under Grantee; (15) Grantee's Disclaimer and Waiver of the Implied Warranty of Habitability on the Special Warranty Deed so that such Disclaimers and Waivers run with the land and make all successor owners of the Unit Ownership and Common Elements aware of, and on notice of, such Disclaimers and Waivers; and (16) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.

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 Grantor, 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 as Tenants by the Entirety, with the appurtenances, unto the Grantee.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it.

There were no tenants at the property conveyed hereby as this is new construction.



Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration, 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.

Permanent Real Estate Index Number(s): 14-33-107-009-0000

Address of Real Estate: 2215 N. Halsted, Unit 3S, Chicago, Illinois 60614

[SIGNATURES ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		05-May-2023
	COUNTY:	790.00
	ILLINOIS:	1,580.00
	TOTAL:	2,370.00
14-33-107-009-0000 20230401608629 0-689-545-936		

REAL ESTATE TRANSFER TAX		05-May-2023
	CHICAGO:	11,850.00
	CTA:	4,740.00
	TOTAL:	16,590.00 *
14-33-107-009-0000 20230401608629 1-226-416-848		
* Total does not include any applicable penalty or interest due.		

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[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

Halsted 2215 LLC, an Illinois limited liability company

By: Bak Home Development Partners LLC, an Illinois limited liability company

Its: Manager

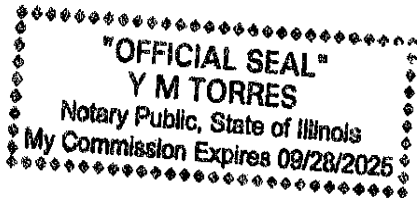
By: [Signature]
Its: Manager
Luke Bakalar

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Luke Bakalar** the manager of Bak Home Development Partners LLC, an Illinois limited liability company, which company is the manager of Halsted 2215 LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act on behalf of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of April 2023.

[Signature]
Notary Public
Commission expires _____



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Exhibit A
Legal Description

PARCEL 1:

UNIT 3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2215 HALSTED CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2309757036, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACES 3 AND 4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Common Address: 2215 N. Halsted, Unit 3S, Chicago, Illinois 60614

PIN: 14-33-107-009-0000

This instrument was prepared by: Debra B. Yale, Esq., 630 Dundee Road, Suite 220,
 Northbrook, Illinois 60062

MAIL TO:

Michelle Laiss
1530 W. Fullerton
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Carolyn Kurtz and Gary Steinberg
 2215 N. Halsted, Unit 3S
 Chicago, Illinois 60614