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SPECIAL WARRANTY DEED (ILLINOIS)

Doc#: 2333141115 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 12:05 PM Pg: 1 of 5

Upon recording return to:
Thakrar & Associates, PC
Attn: Shameen Thakrar, Esq.
1001 Green Bay Road, Suite 234
Winnetka, Illinois 60093

Dec ID 20231101674871
ST/CO Stamp 0-651-620-304 ST Tax \$3,387.00 CO Tax \$1,693.50
City Stamp 0-901-443-536 City Tax: \$35,563.50

Send subsequent tax bills to:
Beth Ann Gustafson, Trustee of the
Beth Ann Gustafson Exempt Trust
u/a F. Edward Gustafson 1998 Special Trust
21 N. May Street, Unit 1102
Chicago, Illinois 60607

THE GRANTOR, **19 N. MAY LLC**, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, grants, remises, releases, alienates, and conveys TO THE GRANTEE, **BETH ANN GUSTAFSON**, Trustee of the Beth Ann Gustafson Exempt Trust u/a F. Edward Gustafson 1998 Special Trust, having an address of 1012 N. Wood Street, Unit 3, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A** AND MADE A PART HEREOF

PIN(s): 17-08-444-010-0000; 17-08-444-011-0000; 17-08-444-012-0000

Address of Real Estate: 21 N. May St., Unit 1102 and Parking Unit P-14 and P-15, Chicago, IL 60607

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in that certain Declaration of Condominium Pursuant to the Condominium Property Act for Embury Condominium, dated November 7, 2023 and recorded November 7, 2023, as Document Number 2331134037 (the "Declaration of Condominium"), for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein.

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

FL6720410 // M

REAL ESTATE TRANSFER TAX		21-Nov-2023
COUNTY:	ILLINOIS:	1,693.50
		3,387.00
	TOTAL:	5,080.50
17-08-444-010-0000	20231101674871	0-651-620-304

REAL ESTATE TRANSFER TAX		21-Nov-2023
CHICAGO:		25,402.50
CTA:		10,161.00
TOTAL:		35,563.50
17-08-444-010-0000 20231101674871 0-901-443-536		
Total does not include any applicable penalty or interest due		

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This Deed is also subject to those items set forth on **Exhibit B** attached hereto and made a part hereof.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Property of Cook County Clerk's Office

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Dated, delivered and effective as of this 17 day of November, 2023.

GRANTOR:

19 N. MAY LLC,
an Illinois limited liability company

By: Peerless Real Estate Investments Manager, LLC
Its: Administrative Member

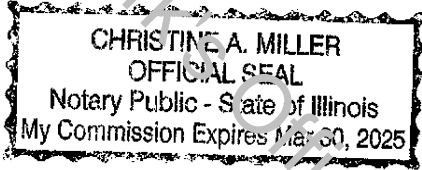
By: *Dominic Sulo*
Dominic Sulo, Manager

STATE OF ILLINOIS }
 }SS
COUNTY OF COOK }

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Dominic Sulo, Manager of Peerless Real Estate Investments Manager, LLC, an Illinois limited liability company, the Administrative Member of 19 N. MAY LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Manager and said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of November, 2023.
{SEAL} *Christine A. Miller*
Notary Public

My Commission Expires: 3/30/2025



This instrument was prepared by Chad M. Poznansky, Clark Hill PLC, 130 E. Randolph Street, Suite 3900, Chicago, IL 60601.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1102 AND PARKING UNITS P-14 and P-15 IN THE EMBRY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2331134037 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF STORAGE SPACE S-33, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 2331134037.

Address of Real Estate: 21 N. May St. Unit 1102, Parking Unit P-14 and P-15 Chicago, Illinois 60607

PIN(s): 17-08-444-010-0000; 17-08-444-011-0000; 17-08-444-012-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE;
2. SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS;
3. APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES;
4. THE DECLARATION INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THEREON;
5. PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT");
6. EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE PREMISES AS A CONDOMINIUM RESIDENCE;
7. PUBLIC AND QUASI-PUBLIC UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED;
8. PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON, IF ANY;
9. LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION OF CONDOMINIUM);
10. ACTS DONE OR SUFFERED BY PURCHASER, OR ANYONE CLAIMING, BY, THROUGH, OR UNDER PURCHASER;
11. PURCHASER'S MORTGAGE, IF ANY;
12. LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE;