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2404546051D

THIS INSTRUMENT
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
55 W. Monroe, Suite 2445
Chicago, Illinois 60603

Doc# 2404546051 Fee \$85.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2024 02:06 PM PG: 1 OF 5

CPT 23-95149-ESCALA

16/30

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 16th day of December 2023, by Jeffrey Takyi-Yeboah, a married person ("Grantor"), having an address of 363 Glen Byrn Ct, Schaumburg, IL 60194, to 1308 North Shore Apts LLC, an Illinois limited liability company ("Grantee"), having an address of 2855 Washington Blvd, Ogden, UT 84401.

WITNESSETH, that the Grantor, for and in consideration of then sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 1312 W. North Shore Avenue, Unit 1312-1N and P-2, Chicago, Illinois 60626

Parcel Identification Number (PIN): 11-32-306-020-1010

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 Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general real estate taxes for tax years 2023 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.


PROPER TITLE, LLC

S N
P 5
S V-I
SC V
INT EB

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

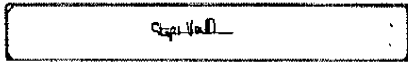
E-signed by Jeffrey Takyi-Yeboah on December 16, 2023 at 08:23 AM CST


Jeffrey Takyi-Yeboah

STATE OF Virginia)
) SS.
SV COUNTY OF City of Suffolk)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jeffrey Takyi-Yeboah, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16th day of December, 2023.



NOTARY PUBLIC
My commission expires: 7/31/2024

E-signed by Stephanie Verailion on December 16, 2023 08:52 AM CST
STEPHANIE NICHOL VERMILLION
Reg #: 7889519
Electronic Notary Public
Commonwealth of Virginia
My Commission Expires: July 31, 2024
Notarized remotely via audio/video communication

Pavaso, Inc.

07/31/2024

Property of City of Suffolk County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 1312-1N in 1308-18 West North Shore Condominium as delineated on a Survey of the following described real estate:

Lots 13 and 14 and the West 1/2 of Lot 15 in Block 3 in the North Shore Boulevard Subdivision of the East 1/2 of the Southwest 1/4 of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, (except the South 30 acres thereof) in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded July 15, 2004 as Document 0419727049, as amended from time to time, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-2, a limited common element as depicted on the survey attached to the Declaration aforesaid recorded as Document number 0419727049.

1312 W. North Shore Avenue, Unit 1312-1N and P-2, Chicago, Illinois 60626
11-32-306-020-1010

MAIL AFTER RECORDING TO:

Field and Goldberg, LLC
Attn: Scott Weinstein
10 South LaSalle Street, Suite 2910
Chicago, IL 60603

MAIL TAX BILLS TO:

1308 North Shore Apts LLC
2855 Washington Blvd
Ogden, UT 84401

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REAL ESTATE TRANSFER TAX

31-Jan-2024



CHICAGO:	1,698.75
CTA:	679.50
TOTAL:	2,378.25*

11-32-306-020-1010 | 20240101621840 | 1-427-041-328

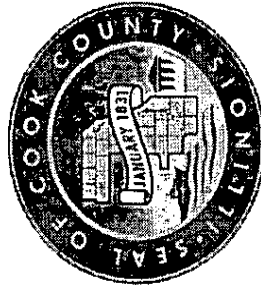
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

31-Jan-2024



COUNTY:
ILLINOIS:
TOTAL:

113.25
226.50
339.75

11-32-306-020-1010

20240101621840

1-456-925-744

Property of Cook County Clerk's Office