

UNOFFICIAL COPY

Doc#: 2405713567 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2024 03:51 PM Pg: 1 of 4

SPECIAL WARRANTY DEED (ILLINOIS)

Upon recording return to:
The David Frank Law Group
David Frank, Esq.
3400 Dundee Road, Suite 320
Northbrook, IL 60062

Dec ID 20240201633505
ST/CO Stamp 0-889-705-008 ST Tax \$2,949.00 CO Tax \$1,474.50
City Stamp 1-165-021-744 City Tax: \$30,964.50

Send subsequent tax bills to:
Chicago Title Land Trust Company
As Trustee s/a/d 2/9/24, Trust # 8002393592
21 N. May Street, Unit 1004
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, aliens, and conveys TO THE GRANTEE, CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 9, 2024, KNOWN AS TRUST NUMBER 8/02393592, an Illinois land trust having an address of 10 S. LaSalle Street, Suite 2750, Chicago, Illinois 60605, 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 1004 and Parking Unit T-13, 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 Grantees, 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 Grantees, 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 Embry 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. 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]

FR6720741
Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

UNOFFICIAL COPY

Dated, delivered and effective as of this 15th day of February, 2024.

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)
)S
COUNTY OF COOK)

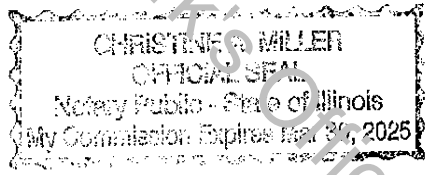
I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Dominic Sulo, Manager of Peerless Real Estate Investments Manager, LLC, an Illinois limited liability company, the Administrative Member of 19 N. MAY LLC, an Illinois limited liability company, 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 15th day of February, 2023.

{SEAL}

Christine 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.

REAL ESTATE TRANSFER TAX		22-Feb-2024
COUNTY:	ILLINOIS	1,474.50
TOTAL:		2,949.00
		4,423.50

17-08-444-010-0000 | 20240201633505 | 0-888-795-008

REAL ESTATE TRANSFER TAX		22-Feb-2024
CHICAGO:		22,117.50
CTA:		8,847.00
TOTAL:		30,964.50 *

17-08-444-010-0000 | 20240201633505 | 1-165-021-744

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1004 AND PARKING UNIT T-13 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-18, 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 1004 and Parking Unit T-13, Chicago, IL 60607

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

UNOFFICIAL COPY

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 OF CONDOMINIUM INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO;
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; AND
12. LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE.