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THIS INSTRUMENT WAS PREPARED BY:

Vasili Liosatos Kovitz Shifrin Nesbit 55 West Monroe, Ste. 2445 Chicago, Illinois 60603 Doc#. 2408214132 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/22/2024 10:00 AM Pg: 1 of 3

Dec ID 20240301651622 ST/Co Stamp 0-352-101-936 ST Tax \$222.00 CO Tax \$111.00 City Stamp 1-161-897-520 City Tax \$2,331.00

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 7th day of August, 2023 by Ava's Place 1 LC 208 Melrose LLC also known as AVA'S PLACE 208 MELROSE LLC, an Illinois Limited Libility Company, ("Grantor"), having an address of 397 Kelly Ln, Crystal Lake, IL 60012 to Canadon Melrose, LLC, an Illinois limited liability company ("Grantee"), having an address of 22o1 N. Janssen Ave, Chicago, IL 60614.

WITNESSETH, that the Grantor, for and in consideration of the 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, is 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 "Prenises"):

Common street address:

505 West Malrose, Unit 208, P-9, Chicago, Illinois 60657

Parcel Identification Number (PIN): 14-21-314-055-1509

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 Grante. Las 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 and special real estate taxes and assessments 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.

(T) 23NW 7150 709 NSD 11

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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:

Ava's Place, LLC 208 Melrose, LLC, an Illinois Limited Liability Company

Demetrios Vocos, as Sole Member and

Manager

* also known as AVA'S PLACE 208 MELROSE LLC

STATE OF Illinois

COUNTY OF Look

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Demetrios Vocos, not as an individual but as Sole Member and Manager of the Ava's Place, LLC 208 Melrose, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to in the toregoing 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 increin set forth.

Given under my hand and notarial seal this ______ day of ___

My commission expires: 10-25-25

OFFICIAL SEAL TARA GRUBER 2408214132 Page: 3 of 3

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EXHIBIT A

The Land is described as follows:

PARCEL 1:

UNIT 208 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 505 W. MELROSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 25839099, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-9, A LIMITED COMMON ELEMENT AS DELENEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25839099.

14-21-314-055-1009

Address of Real Estate: 505 West Melrosa. Unit 208, P-9, Chicago, Illinois 60657 County C/

MAIL AFTER RECORDING TO:

Samuel J. Schumer c/o Meltzer, Purtill & Stelle LLC 125 S. Wacker Drive, Ste 2900 Chicago, IL, 60606

MAIL TAX PILLS TO:

Langdon Melrose, LLC 2261 N. Janssen Ave Chicago, IL 60614