

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

Doc#: 2408524332 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/25/2024 1:55 PM Pg: 1 of 3

Dec ID 20240301651588
ST/Co Stamp 0-554-116-656 ST Tax \$131.50 CO Tax \$65.75
City Stamp 0-361-276-976 City Tax \$1,380.75

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 07 day of August 2023 by Jake Hobbs, LLC, an Illinois limited liability company, ("Grantor"), having an address of 385 S. Arlington Ave, Elmhurst, IL 60126 to Langdon Melrose, LLC, an Illinois limited liability company ("Grantee"), having an address of 2261 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, 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: 505 West Melrose, Unit 205, Chicago, Illinois 60657
Parcel Identification Number (PIN): 14-21-314-055-1006

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 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.

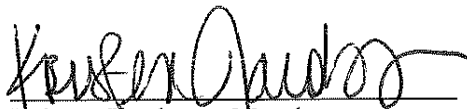
(C) 23NW7150706NSD
4/11

UNOFFICIAL COPY

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:

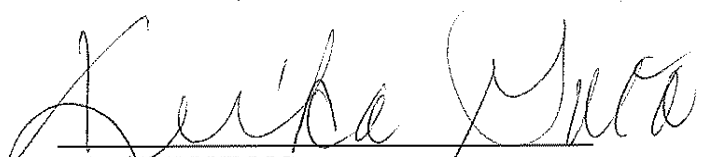
Jake Hobbs, LLC, an Illinois limited liability company


Kristen Jacobs, as Member

STATE OF IL
COUNTY OF DuPage) SS

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Kristen Jacobs**, not as an individual but as Member of the Jake Hobbs, LLC, an Illinois limited liability company, 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 7th day of August, 2023.


NOTARY PUBLIC
My commission expires: 3/31/2025



UNOFFICIAL COPY

EXHIBIT A

The Land is described as follows:

PARCEL 1:

UNIT 205 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, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25839099.

14-21-314-055-1006

Address of Real Estate: 505 West Melrose, Unit 205, Chicago, Illinois 60657

MAIL AFTER RECORDING TO:

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

MAIL TAX BILLS TO:

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