

# UNOFFICIAL COPY



Doc# 2416214262 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/10/2024 2:42 PM  
PAGE: 1 OF 4

Chicago Title  
24650 W 120th Av  
(1072)

## SPECIAL WARRANTY DEED (LLC to INDIVIDUAL)

The Grantor, **RED ARROW PROPERTIES LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal place of business in the city of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, by these presents does **BARGAIN, SELL AND CONVEY** with special warranty covenants unto the Grantee, **SEAN GOLINSKI**, of 100 E. Walton Street, Unit 29G, Chicago, Illinois 60611, Cook County, the following described real estate situated in the County of Cook, State of Illinois, to wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Numbers: 17- 10-203-027-1057  
Property Address: 233 E. ERIE, UNIT 1407, CHICAGO, IL 60611  
Subject to: Covenants, conditions, and restrictions of record, expressly agreed to by Grantee, public and utility easements so long as they do not interfere with the use and enjoyment of the property; and general real estate taxes not yet due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereto 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 above described premises, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee.


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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**, subject only to covenants, conditions, and restrictions of record, expressly agreed to by Grantee, public and utility easements so long as they do not interfere with the use and enjoyment of the property; and general real estate taxes not yet due and payable at the time of Closing.

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Dated this 3 day of June 2024.

**RED ARROW PROPERTIES LLC, AN  
ILLINOIS LIMITED LIABILITY COMPANY**

By:   
Name: FRANK SINTICH  
Its: Sole Member

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		05-Jun-2024	
	COUNTY:	76.25	
	ILLINOIS:	152.50	
	TOTAL:	228.75	
17-10-203-027-1057		20240601621173   0-081-038-640	

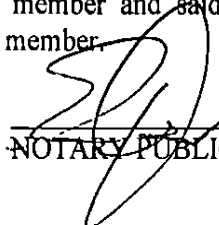
REAL ESTATE TRANSFER TAX		06-Jun-2024	
	CHICAGO:	1,143.75	
	CTA:	457.50	
	TOTAL:	1,601.25 *	
17-10-203-027-1057		20240601621173   0-963-251-504	

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

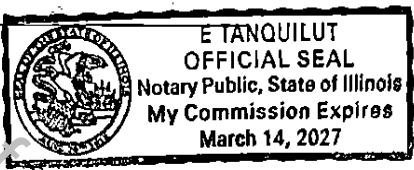
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STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

On this 3 day of June 2024, before me appeared **FRANK SINTICH**, to me personally known, who being by me duly sworn, did say that he is the sole member of **RED ARROW PROPERTIES LLC, an Illinois limited liability company**, that executed the within and foregoing instrument and that said instrument was signed and sealed on behalf of said member and said member acknowledged said instrument to be the free authorized act and deed of said member.

  
\_\_\_\_\_  
NOTARY PUBLIC

Cook County  
My Commission Expires:



**NAME & ADDRESS OF TAXPAYER**  
SEAN GOLINSKI AND GARY GOLINSKI  
233 E. Erie Street, Unit 1407  
Chicago, IL 60611

**UPON RECORDING, PLEASE MAIL TO:**  
SEAN GOLINSKI AND GARY GOLINSKI  
233 E. Erie Street, Unit 1407  
Chicago, IL 60611

**This Document was prepared by:**  
Eric J. Tanquilut  
Tanquilut Law, Ltd.  
9031 W. 151<sup>st</sup> Street, Suite 103  
Orland Park, IL 60462

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## EXHIBIT A

### PARCEL 1:

UNIT NO. 1407 N THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.12 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.