

TRUSTEE'S DEED  
JOINT TENANCY



0021049311

1054354 CTIC JBrunner 10f2 nook

This indenture made this 4<sup>th</sup> day of January, 2002 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 27th day of May 1997 and known as Trust Number 1103307, party of the first part, and

DR. GURBACHAN S. KAPOOR, and  
INDERJIT K. KAPOOR

whose address is:

641 Shorewood Drive  
Valparaiso, IN 40385

not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
288950 \$5,538.75  
09/23/2002 15:16 Batch 10279 63



Permanent Tax Number: 17-15-307-029-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

BOX 333-CTI

STATE OF ILLINOIS

SEP. 24. 02

STATE TAX

REAL ESTATE TRANSFER TAX

0073850

FP 102808

# 0000037378

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

By: [Signature]  
Assistant Vice President

Attest: [Signature]  
Assistant Secretary

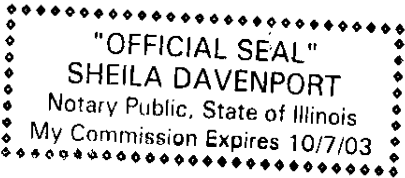
State of Illinois

County of Cook

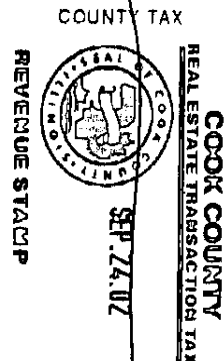
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of CHICAGO TITLE LAND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4<sup>th</sup> day of January, 2002

21049311



[Signature]  
NOTARY PUBLIC



PROPERTY ADDRESS:  
910 S. Michigan Avenue  
Unit #1705 & PS-47R, Chicago, IL

This instrument was prepared by:  
Carrie Cullinan Barth  
CHICAGO TITLE LAND TRUST COMPANY  
171 N. Clark Street ML09LT  
Chicago, IL 60601-3294

# 0000037500	
FP 102802	0036925
REAL ESTATE TRANSFER TAX	

AFTER RECORDING, PLEASE MAIL TO:

NAME Dr. Gurbaan A. Kapoor  
ADDRESS 910 S. Michigan Ave #1705  
Chicago, IL 60605

OR BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

MICHIGAN AVENUE LOFTS  
910 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS

## EXHIBIT A LEGAL DESCRIPTION

- PARCEL 1: UNIT NO. 1705 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.
- PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NO. 47-R A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98774537.
- PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998, AS DOCUMENT NUMBER 98774537.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.