



SPECIAL WARRANTY DEED Statutory (ILLINOIS)

Doc#: 0402647194 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 01/26/2004 01:29 PM Pg: 1 of 3

GIT

(2/3)

GIT 4352292a

3

THE GRANTOR, 111 South Wabash, L.L.C., an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 322 W. Burlington, LaGrange, Illinois 60525, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to CHAUDA, of 7920 W. Lawrence, Norridge, Illinois 60706 and HITEN R. GARDI, of 39 Pentwater Drive, South Barrington, Illinois 60010 respectively, GRANTEE, not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED

Commonly Known As: Unit 1009, 1111 S. Wabash Avenue, Chicago, Illinois 60605-2302

P.I.N: 17-15-309-004, 17-15-309-005 and 17-15-309-028 (affects underlying land)

The Real Estate does not constitute Homestead Property. There were no tenants as this is new construction.

SUBJECT TO: (a) general real estate taxes not yet due as of the date hereof; (b) the Declaration (as defined herein); (c) special taxes and assessments for improvements not yet completed; (d) covenants, restrictions, conditions and disclosures of record and encroachments, if any, provided that none of these interfere with Grantee's use of the Unit as a residence; (e) applicable zoning and building laws and ordinances; (f) the Illinois Condominium Property Act; (g) public, private and utility easements, if any; (h) liens and other matters of title over which the title insurer is willing to insure at no cost to Grantee; and (i) acts done or suffered by Grantee.

Subject to Declaration of Easement and Covenants by Grantor ("Declaration") dated the 18th day of December 2003 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0335218122 which is incorporated herein by reference thereto. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Grantor also hereby grants and assigns to Grantee, its successors and assigns as a limited common element as set forth and provided in the Declaration.

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration 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 the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the title exceptions listed above; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 23<sup>d</sup> day of December, 20 03.

1111 SOUTH WABASH, L.L.C.  
BY: R.T.G. Land Development Corporation  
Manager

By *Richard Gammonley*  
Its \_\_\_\_\_ President

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Gammonley, the \_\_\_\_\_ President of R.T.G. Land Development Corporation, an Illinois corporation and manager of the 1111 SOUTH WABASH, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>d</sup> day of December, 20 03.

*Charles W. Schmidt*  
NOTARY PUBLIC

**This instrument was prepared by:** Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523  
(630) 571-1900

**MAIL TO:**

Hiten Gardi  
39 Pentwater Dr.  
S. Barrington, IL 60010

**SEND SUBSEQUENT TAX BILLS TO:**

Hiten Gardi  
39 Pentwater Dr.  
S. Barrington, IL 60010

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 1009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1111 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335218122, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COUNTY TAX

REVENUE STAMP



COOK COUNTY  
REAL ESTATE TRANSACTION TAX


JAN. 22. 04

# 0000015081

REAL ESTATE TRANSFER TAX	0009.150
FP 103017	

CITY OF CHICAGO

CITY TAX



JAN. 22. 04


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000007738

REAL ESTATE TRANSFER TAX	0137200
FP 103018	

STATE OF ILLINOIS

STATE TAX



JAN. 22. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000015364

REAL ESTATE TRANSFER TAX	00183.00
FP 103014	