

# UNOFFICIAL COPY



Doc#: 0402839063  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/28/2004 01:23 PM Pg: 1 of 4

This Instrument Prepared by:  
Richard F. Klawiter, Esq.  
Piper Rudnick  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601

After Recording Return to:  
Joseph T. Fernim, Esq.  
333 West Wacker Drive, Suite 2700  
Chicago, Illinois 60606

Send Subsequent Tax Bills to:  
David Gupta  
Unit 1302, 1155 North Dearborn  
Chicago, IL 60610

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Indenture is made as of the 7th day of January, 2004, between JDL Development IX, L.L.C., an Illinois limited liability company ("Grantor"), whose address is 900 N. North Branch, Chicago, Illinois 60622, and David Gupta and Brahma Gupta, not individually, but as co-trustees of the David Gupta Discretionary Trust u/t/a dated August 1, 1995 and ("Grantee"), whose address is 1155 North Dearborn Street, Chicago, Illinois 60610;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit 1302 in The Dearborn-Elm Condominium as delineated on a survey of the following described real estate:

The South ½ of Lot 7 and all of Lots 8, 9 and 10 in Block 24 in Busnell's Addition to Chicago in Section 4, 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 0021271326 and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Commonly known as Unit 1302, 1155 North Dearborn, Chicago, Illinois. Part of PINs 17-04-407-003; 17-04-407-004; 17-04-407-005; 17-04-407-006; 17-04-407-007; 17-04-407-008;

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of

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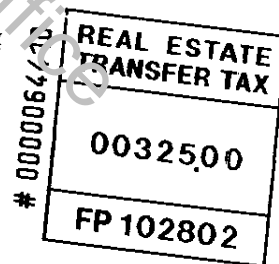
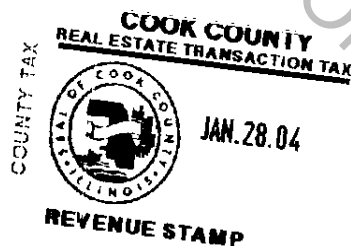
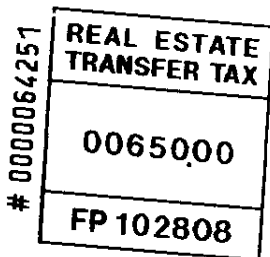
the property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor 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 as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) covenants, conditions, restrictions, easements and agreements of record; (f) utility easements, if any, whether recorded or unrecorded; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (h) liens and other matters of title over which shall be insured by Chicago Title Insurance Company, provided none of the foregoing materially adversely affect Grantee's use of the Purchased Unit as a condominium residence.




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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

JDL DEVELOPMENT IX, L.L.C., an  
Illinois limited liability company

By: JDL Development Interests, LLC,  
an Illinois limited liability  
company, its manager

By:   
James D. Letchinger, its  
Manager

Property of Cook County Clerk's Office

|                  |  |                |
|------------------|--|----------------|
| City of Chicago  |  | Real Estate    |
| Dept. of Revenue |  | Transfer Stamp |
| 327768           |  | \$9,862.50     |
| 01/07/2004 13:36 | Batch 14366  | 32             |

