

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0432835068  
Eugene "Gene" Moore Fee: \$48.00  
Cook County Recorder of Deeds  
Date: 11/23/2004 08:03 AM Pg: 1 of 2

GRANTOR(S),  
GRAND WELLS DEVELOPMENT, LLC  
An Illinois limited liability company  
of the County of Cook, in the  
State of Illinois, for and in consideration of  
Ten Dollars (\$10.00) and other good  
and valuable consideration in  
hand paid, CONVEY(S) and WARRANT(S)  
to the grantee(s),

RENNY BAGCHI and DEBASHI BAGCHI,  
1900 Sunset Harbor Drive, #809  
Miami Beach, FL 33139

*wife & husband*

(The Above Space For Recorder's Use)

as Tenants by the Entirety  
the following described real estate, situated in the County of Cook, in the State of Illinois, to  
wit:

See Legal Description attached hereto

PIN: 17-09-237-011; 17-09-237-012; 17-09-237-013; 17-09-237-014  
Address(es) of Real Estate: 200 W. Grand, Chicago, Illinois 60610

Dated this 27 day of Oct,

Grand Wells Development, LLC,  
Orleans Grand, LLC, managing member

Mark Sutherland, managing member

Alex Pearsall, managing member

STATE OF ILLINOIS )

COUNTY OF COOK )

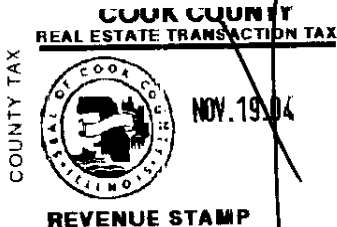
) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Mark Sutherland and Alex Pearsall, as managing members of Orleans  
Grand, LLC, the managing member of Grand Wells Development, LLC., personally known to me  
to be the same persons whose names are subscribed to the foregoing instrument, appeared before  
me this day in person, and acknowledged that they signed, sealed and delivered the said  
instrument as their free and voluntary act, for the uses and purposes therein set forth, including  
the release and waiver of the right of homestead.

Given under my hand and notary seal, this 27 day of October, 2004.

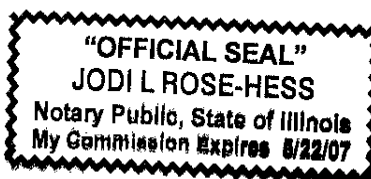
NOTARY PUBLIC

Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602



REAL ESTATE TRANSFER TAX
0020175
FP 102802

# 0000081054



BOX 334 CTI

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*8217918*

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## EXHIBIT A

### PARCEL 1:

UNIT NUMBERS 1403 AND P93 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

*LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6, IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048, TOGETHER WITH ITS UNDDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.*

### PARCEL 2:

*EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047*

There are no tenants in the building with the right of first of refusal. 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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to: Real estate taxes not yet due and payable and for subsequent years; The Declaration; Public and utility easements; Covenants, conditions, restrictions of record as to use and occupancy; Applicable zoning and building laws, ordinances and restrictions; Roads and highways, if any; Provisions of the Condominium Property Act of Illinois; Installments due after the date of closing of assessments established pursuant to the Declaration; and Acts done or suffered by the Purchaser.

PIN: 17-09-237-011; 17-09-237-012; 17-09-237-013; 17-09-237-014

ADDRESS OF PROPERTY: 200 W. GRAND, CHICAGO, ILLINOIS 60610

Mail to: Steve Witt  
1 N. LaSalle #3900  
Chicago, IL 60602

Send Subsequent Tax Bills To: RENNY + DEASHIS BAGCHI  
200 W. GRAND AVE.  
UNIT 1403  
CHICAGO, IL 60610

