

UNOFFICIAL COPY



CORPORATE WARRANTY DEED STAR TOWER CONDOMINIUMS (Corporation to Individual)

Doc#: 0514514277
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/25/2005 01:53 PM Pg: 1 of 2

10F 2

THIS DEED, made as of this 28th day of April, 2005 between 5400 S. HARPER, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, having an address of 4355 North Ravenswood, Chicago, Illinois 60613 ("Grantor"), and SNIGDHA ACHARYA

25036425 CTRC CIECM

("Grantee") WITNESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by here presents conveys and warrants unto the Grantee the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated herein by this reference.

Address of Real Estate/Unit Reference: 5400 S. Harper #901
Chicago, IL 60615
Permanent Real Estate Index Number: 20-11-425-012-0000

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written.

5400 S. HARPER, LLC, an Illinois limited liability company

By: [Signature]
Ibrahim M. Shihadeh, Manager

8268771

This instrument was prepared by
J. Joseph Little, Esq.
One East Wacker Drive #2222
Chicago, Illinois 60601

Upon recording mail to:
SNIGDHA ACHARYA
5400 S. HARPER #901
CHICAGO IL 60615

Send subsequent tax bills to:
SNIGDHA ACHARYA
5400 S. HARPER #901
CHICAGO IL 60615

NO ABSTRACT LND

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 Ibrahim M. Shihadeh, the Manager of 5400 S. HARPER, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company 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 official seal, this 28th day of April, 2005.

Commission Expires: 5-9-2008

[Signature]
Notary Public



Box 334

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UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER****PARCEL 1:**

UNIT NUMBER 901, IN THE STAR TOWER CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 100 FEET OF LOT 1 IN BLOCK 41 IN HYDE PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416734054; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.



THE TENANT OF UNIT 901 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST 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 AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PROPERTY ADDRESS/UNIT REFERENCE: 5400 S. Harper, Unit # 901
Chicago, Illinois 60615

PIN: 20-11-425-012-0000

CITY TAX  MAY.25.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000893002	REAL ESTATE TRANSFER TAX
		0137250
COUNTY TAX  MAY.25.05 REVENUE STAMP	# 0000086164	REAL ESTATE TRANSFER TAX
		0009150
		FP 102805
		FP 102802

STATE TAX  MAY.25.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000085955	REAL ESTATE TRANSFER TAX
		0018300
		FP 102808