

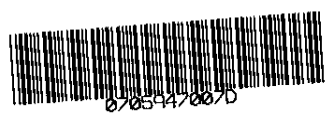
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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

017



Doc#: 0705947007 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2007 07:56 AM Pg: 1 of 4

THIS AGREEMENT, made this 12th day of January, 2007 between **1550 BLUE ISLAND DEVELOPMENT COMPANY, LLC**, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and

P. and Rupal P. Shah as Joint Tenants
Umang Shah, Individually, of 1606 Queens Court, Unit 1C, Wheeling, Illinois,

party of the second part, do hereby WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: **SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium for the University Station Condominiums, 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, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part of 17-20-128-023

Address of Real Estate: 1550 South Blue Island, Unit 604, P-95, Chicago, IL 60608

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 12th day of January 2007.

1550 BLUE ISLAND DEVELOPMENT COMPANY, LLC,
an Illinois limited liability company

By: *Theodore Mazola*
Name: Theodore Mazola
Res: Manager

CITY OF CHICAGO



FEB. 23. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000000000	REAL ESTATE TRANSFER TAX
	0249800
	FP 103018

CITY TAX

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Theodore Mazola, personally known to me to be Manager of

1550 Blue Island Development Company, LLC, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 12th day of January, 2007

Commission expires



Denise C. Krutzler
NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

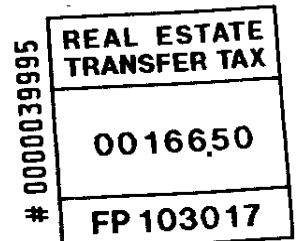
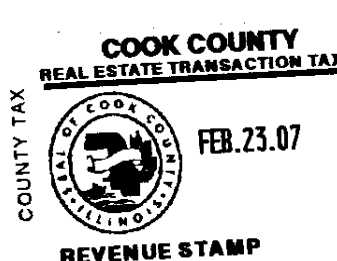
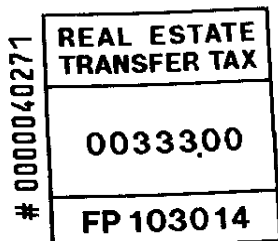
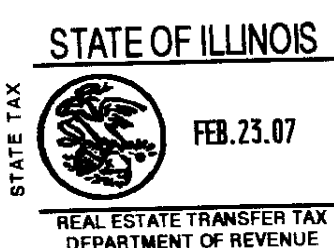
MAIL TO:
UMANG P. SHAH
P. O. Box 734
NORTH BROOK, IL

60065

SEND SUBSEQUENT TAX BILLS TO:

Umang Shah
1550 South Blue Island, Unit 614
Chicago, Illinois 60608

OR RECORDER'S OFFICE BOX NO.



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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Terms and provisions of the Condominium Property Act of Illinois.
3. Easements, air rights and covenants, conditions and restrictions of record including not not limited to the Declaration.
4. Terms and provisions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenant and By-Laws for the University Station Condominium, including any and all amendments and exhibits thereto.
5. Applicable zoning and building laws and ordinances.
6. Acts done or suffered by Purchaser or anyone claiming by, through Purchaser.
7. Leases, licenses and encroachments and agreements affecting the Common Elements or the Limited Common Elements
8. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser
9. Utility easements, if any, whether recorded or unrecorded.
10. That certain Declaration of Covenants, Conditions Restrictions and Easements.
11. That certain Easement Agreement.
12. Schedule B exceptions listed in Greater Illinois Title Company Commitment Number 4376577.

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ORDER NO.: 1301 - 004376577
ESCROW NO.: 1301 - 004376577

1

STREET ADDRESS: 1550 SOUTH BLUE ISLAND UNIT 604

CITY: CHICAGO

ZIP CODE: 60608

COUNTY: COOK

TAX NUMBER: 17-20-128-023-0000

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT 604 AND PARKING P-95 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY STATION CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0635215068* IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

* as amended