

**WARRANTY DEED**

Statutory (ILLINOIS)

Doc#: 0705926008 Fee: \$28.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 02/28/2007 09:33 AM Pg: 1 of 3

THE GRANTOR (Name and Address)

Regatta LLC
 303 East Wacker Drive, Suite 2750
 Chicago, Illinois 60601

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Cyrus Sadri and Nikta Sharuzi

420 East Waterside Drive, Unit #2802, Chicago, IL 60601 of the County of Cook, to wit:

Parcel 1:

UNIT 2802 AND PARKING SPACE UNIT P-281, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-275, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

Lot 6 and the East 20 feet of Lot 5 in Lakeshore East subdivision of part of the unsubdivided lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 4, 2003 as document 0030301045, in Cook County, Illinois.

Which Survey is attached as Exhibit A to the Declaration of Condominium recorded August 15, 2006 as document number 0622717054, as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular ingress and egress on, over, through and across the streets, and to utilize the utilities and Utility Easements, all as more particularly defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as document 0020732020, as amended from time to time.

Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded August 15, 2006 as document number 0622717054 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein. (Said burdened land commonly referred to in the aforementioned Declaration as the "Retail Parcel.")

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; 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.

01061943 182 UNIT 2802

3013

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	00172.75	FP326657
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008000914

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. 27. 07



REVENUE STAMP

REAL ESTATE TRANSFER TAX	00345.50	FP326703
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0080012055

STATE OF ILLINOIS

FEB. 27. 07



STATE TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	02591.25	FP326675
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0000011251

CITY OF CHICAGO

FEB. 27. 07



CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

SUBJECT TO: (a) general real estate taxes for 2006 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded August 15, 2006 as document number 0622717054, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) applicable zoning and building laws and ordinances; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; and (l) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

Permanent Index Number(s) 17-10-318-048 and 17-10-400-019.

Address(es) of Real Estate: 420 East Waterside Drive, Unit #2802, Chicago, IL 60601

Dated February 15, 2007.

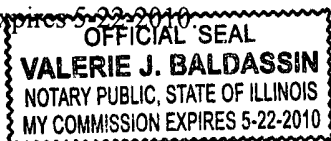
Regatta LLC

By: [Signature]
Its: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that David Carlin, one of the authorized signers of Regatta LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Regatta LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of Regatta LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 15th day of February, 2007.
Commission expires 5-22-2010



Valerie J. Baldassin
Notary Public

This instrument was prepared by: Chad Middendorf, 303 E. Wacker Dr., Suite 2750, Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

James Zazakis
4315 N. Lincoln
Chicago IL 60618

SEND SUBSEQUENT TAX AND SPECIAL ASSESSMENT BILLS TO:

Cyrus Sadri / Nikta Sharuzi
5901 N. Sheridan #3B
Chicago IL 60660