

UNOFFICIAL COPY



0808842065D

SPECIAL WARRANTY DEED (ILLINOIS)

Doc#: 0808842065 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 10:32 AM Pg: 1 of 4

AFTER RECORDING,
PLEASE MAIL TO:

Rakhi Bhandari
5 Fawnwood Drive
Vourhees, NJ 08043

PLEASE MAIL SUBSEQUENT
TAX BILLS TO:

Rakhi Bhandari
5 Fawnwood Drive
Vourhees, NJ 08043

RECORDER'S STAMP

Dearborn Residential, LLC, an Illinois limited liability company (hereinafter referred to as "Grantor"), whose mailing address is 1030 North Clark Street, Suite 300, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Rakhi Bhandari and Ravneet Bhandari (hereinafter referred to as "Grantee"), whose mailing address is 5 Fawnwood Drive, Vourhees, NJ 08043, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to: (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any which do not affect the use of the unit as a residence, parking space or storage space, as applicable; (4) City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Grantee; (6) the Illinois Condominium Property Act; (7) the Declaration of Condominium for 200 North Dearborn Private Residences, a Condominium ("Declaration") and all amendments thereto; (8) the Easement Agreement for the Property and all amendments thereto; (9) existing lease to residential unit and parking unit, if any; (10) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (11) existing leases, licenses and agreements affecting the

MS
ABS

4097

LWD

1288031

CTI BRAKIN

Box 334

H
J

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. 25.08
 # 00000537
 REAL ESTATE TRANSFER TAX
 0020400
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REVENUE STAMP
 MAR. 25.08
 # 00010727
 REAL ESTATE TRANSFER TAX
 0010200
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSFER TAX
 CITY TAX
 REAL ESTATE TRANSFER ACTION TAX
 DEPARTMENT OF REVENUE
 MAR. 25.08
 # 00001847
 REAL ESTATE TRANSFER TAX
 0153000
 FP 102805

UNOFFICIAL COPY

Common Elements; (12) utility easements, if any, whether recorded or unrecorded; (13) installments due after closing for assessments levied pursuant to the Declaration; and (14) the Fair Housing Act, 42 USC §3601 et. seq.

APPLY APPLICABLE SENTENCE: Either (A) the tenant of unit aforesaid has waived or has failed to exercise the right of first refusal; (B) the tenant of the unit had no right of first refusal; or (C) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 21st day of February, 2008.

GRANTOR:

Dearborn Residential, LLC, an Illinois limited liability company

By: SEG Dearborn Consultants, Inc., an Illinois corporation, its manager

By:

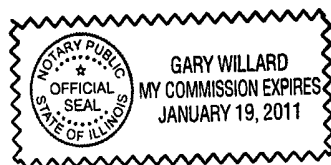
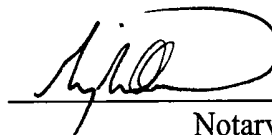


Steven E. Gouletas, President

State of Illinois
County of Cook

I, the Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Steven E. Gouletas, President, of SEG Dearborn Consultants, Inc., an Illinois corporation, being the manager of Dearborn Residential, LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed sealed and delivered said document as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of February, 2008.

Notary Public

NAME AND ADDRESS OF PREPARER:

Dearborn Residential, LLC, 1030 North Clark Street, Suite 300, Chicago, Illinois 60610

UNOFFICIAL COPY

Street Address: 200 N Dearborn Street Unit __ 1108__
City: Chicago County: Cook
Tax Numbers: 17-09-424-001-0000 and 17-09-424-002-0000

Parcel 1:

UNIT __ 1108__ IN THE 200 NORTH DEARBORN PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO ALL IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND EASEMENTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT AS MORE PARTICULARLY SET FORTH IN DEED RECORDED AS DOCUMENT NUMBER 87254850, EASEMENT AGREEMENT RECORDED AS DOCUMENT 91591893 AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 92199746; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0805641071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF __N/A__, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0805641071.

Parcel 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE EASEMENT AGREEMENT FOR 200 DEARBORN, CHICAGO, ILLINOIS RECORDED FEBRUARY 25, 2008 AS DOCUMENT NUMBER 0805641067.

TENANT OF THE UNIT 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.