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Doc#: 0810241022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/11/2008 10:57 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
MTC 2077429AG 1 of all

The Grantor, **CHICAGO UNIVERSITY COMMONS V, LLC**, an Illinois Limited Liability Company of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLI ARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: **Kamlesh Patel, Mina Patel and Priya Patel, as Joint Tenants, of 951 W. Reynold Street, Pontiac, Illinois, (1764 (Grantees))**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

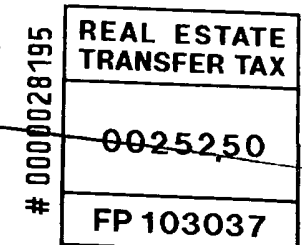
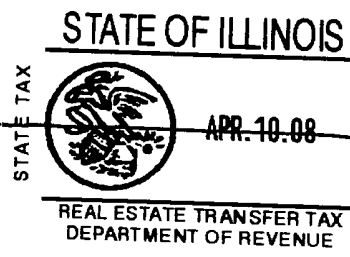
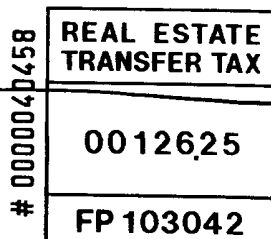
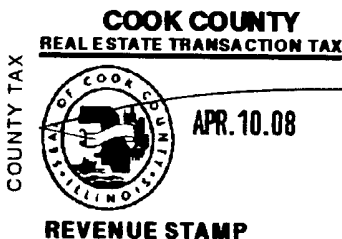
(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-227-025-0000 through 17-20-225-046-0000, inclusive
Address of Real Estate: 1110 West 15th Street, Unit 215/GJ-N/A/S-48, Chicago, Illinois

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium for University Commons V Condominiums, and all amendments and exhibits thereto, and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which a title insurer commits to insure Grantee against loss or damage. (9) Subject to the vacation of the South half of the East-West public alley lying North of and adjoining lots 87 to 93, inclusive, which alley has not yet been vacated and is not a part of the University Commons V Condominiums property. No conveyance of the South half of the alley lying North of the adjoining lots 87 to 93, inclusive, shall be deemed to have occurred until such time as the said alley has been vacated and title to said alley shall be subject to the terms and conditions of the ordinance vacating said alley.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
549168 \$2,651.25
04/10/2008 13:18 Batch 02203 3



UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on April 8, 2008.

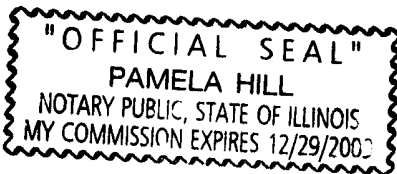
Chicago University Commons V, LLC
An Illinois limited liability company
BY: EDC MANAGEMENT, INC.,
an Illinois corporation,
Its: Manager

BY: [Signature]
Ronald B. Shipka, Jr.,
Its: President

State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc., the Manager of Chicago University Commons V, LLC, and 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act in the aforementioned capacity, for the uses and purpose therein set forth.

Given under my hand and official seal, this 8th day of April, 2008.



[Signature]
Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:
KAMLESH PATEL
951 W. REYNOLD ST.
PONTIAC, IL 61764

Send subsequent tax bills to:
KAMLESH PATEL
951 W. REYNOLD ST.
PONTIAC, IL 61764

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PARCEL 1:

UNIT 215 IN THE UNIVERSITY COMMONS V CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 87 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH HALF OF ALL THAT PART OF AN EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT 94 THROUGH LOT 108, INCLUSIVE, AND THE SOUTH HALF OF THAT PART OF AN EAST -WEST PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 87 THROUGH 93, INCLUSIVE (ONCE SAID PUBLIC ALLEY IS VACATED) AS APPLIES TO ALL SAID LOTS , BOTH INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-48, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME.

Commonly known as: 1110 West 15th Street, Unit 215/GU-N/A, Chicago, Illinois 60608.

P.I.N. 17-20-225-025-0000 through 17-20-225-046-0000, inclusive.

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, 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.