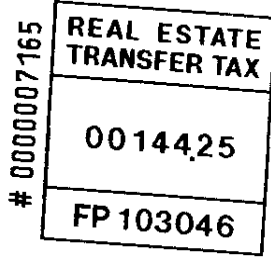
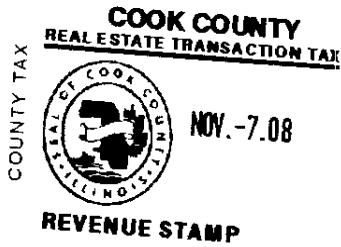




Doc#: 0831249016 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2008 10:40 AM Pg: 1 of 4



SPECIAL WARRANTY DEED

6710549
FREEDOM TITLE CORP.
FREEDOM, ILLINOIS 60131

THIS INDENTURE, made this **28th day of October, 2008**, between ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, 828 South Wabash., suite 200, Chicago, Illinois 60605, party of the first part, and **Ojash Bhagwakar and Sonal Bhagwakar, husband and wife as tenants by entirety**, party of the second part, WITNESSETH, that the part of the first part, ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to [his, her, their] heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto for legal description

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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Subject to the matters set forth on Exhibit "B" attached hereto.


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, [his, her, their] 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 incumbered 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 the matters set forth on Exhibit "B" attached hereto.

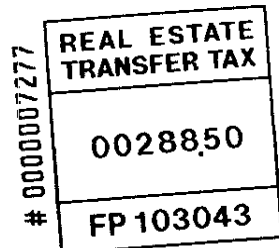
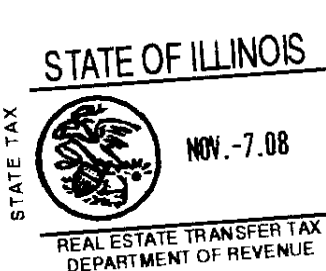
Permanent Real Estate Index Number(s): 17-15-³⁰⁴~~034~~-054 and 17-15-³⁰⁴~~034~~-056

Address(es) of Real Estate: **Unit 804**, 1 East 8th Street, Chicago, Illinois 60605

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its, the day and year first above written.

ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company

By: 
Its: _____



UNOFFICIAL COPY

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

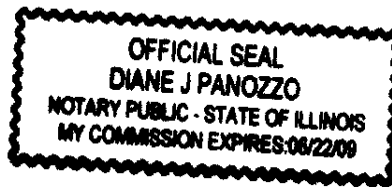
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HARLAN KARP personally known to me to be the Manager of ONE PLACE CONDOMINIUM LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28 day of OCTOBER, 2008.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
566756 \$3,029.25
11/06/2008 12:00 Batch 10204 63



[Signature]
Notary Public



This Instrument was prepared by:

Michael S. Kurtzon
Dykema Gossett PLLC
180 North LaSalle Street
Suite 2700
Chicago, Illinois 60601

MAIL TO:

Ali Hyderi

321 BUILDER DRIVE
(Name)
LAKE IN THE WOODS IL 60156
(Address)
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

OJASH BHAGWAIKAR

889 OLIVER RIDGE LN
(Name)
ITASCIA, IL 60143
(Address)
(City, State and Zip)

PROPERTY DESCRIPTION

UNOFFICIAL COPY

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 804 IN THE ONE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0824931090 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 0624118065, AMENDED BY DOCUMENT NO. 0701222056, INSPECTION EASEMENT RECORDED AS DOCUMENT NO. 0711649067, DECLARATION OF COSTRUCTION AND ACCESS EASEMENTS, COVENANTS AND CONDITIONS RECORDED AS DOCUMENT NO. 0724149034, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0824931089, IN COOK COUNTY, ILLINOIS.

"SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED SEPTEMBER 5, 2008 AS DOCUMENT NO. 0824931089, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND."

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE: "GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, 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."

UNOFFICIAL COPY

EXHIBIT "B"

- (a) Current non-delinquent real estate taxes and taxes for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (c) the Illinois Condominium Property Act ;
- (d) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws, the Declaration of Covenants, Conditions, Restrictions and Easements and other Project Documents including all amendments and exhibits thereto;
- (e) Public, private and utility easements,
- (f) Covenants, conditions and restrictions of record;
- (g) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (h) Roads and highways, if any;
- (i) Leases and licenses affecting the Common Elements;
- (j) Matters over which the Title Insurer is willing to insure;
- (k) Acts done or suffered by the Purchaser;
- (l) Purchaser's mortgage; and
- (m) Memorandum of the Waiver of Implied Warranty of Habitability.