

# UNOFFICIAL COPY

This instrument was prepared by:

Aaron Masliansky  
TR Harrison Holdings, LLC  
PO Box 8528  
Northfield, IL 60093



Doc#: 0917705180 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/26/2009 02:19 PM Pg: 1 of 4

After recording return to:

*John M. Mornone*  
*12820 S. Ridgeland*  
*UNIT C*  
*Paris Heights, IL 60463*  
Mail subsequent tax bills to:

~~TR Harrison Holdings, LLC~~  
~~PO Box 8528~~  
~~Northfield, IL 60093~~

*SRINIVAS YALLAPRAGADA*  
*611 S. WELLS ST.*  
*UNIT 2206*  
*Chicago, IL 60607*

For Recorder's Office Use Only

## SPECIAL WARRANTY DEED

BOX 15

TR Harrison Holdings, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois (herein, "Grantor"), with its principal office at PO Box 8528, Northfield, IL 60093, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to Srinivas Yallapragada and Sushmita ~~Chopra~~, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common (herein, collectively the "Grantee") residing at 5709 Meadowhaven Plano, Texas 75093, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

TICOR TITLE 646101  
1 of 2

See Exhibit A attached hereto.

PINS: 17-16-402-056-1380 and 17-16-402-056-1226

Address: 611 S. Wells Street, Units 2206 and P148 Chicago, IL 60607

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership for 611 S. Wells Street Condominium; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by through or under Grantee; covenants, conditions, agreements, building lines and restrictions of record; Declaration of Covenants, Conditions, Restrictions and Easements for 611 S. Wells Street, and other easements recorded at any time prior to closing, including

1044

# UNOFFICIAL COPY


any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto; and Grantee's mortgage, if any.

Grantor also hereby grants to the Grantee, their respective 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 Ownership for 611 S. Wells Street Condominium (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium 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 Condominium Declaration the same as through the provisions of said Condominium Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, their respective 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 Covenants, Conditions, Restrictions and Easement for 611 S. Wells Street (the "Reciprocal Easement Agreement"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Reciprocal Easement Agreement 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 Reciprocal Easement Agreement the same as through the provisions of said Reciprocal Easement Agreement were recited and stipulated at length herein.

**CITY OF CHICAGO**

CITY TAX



JUN. 25. 09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


# 0000018875

REAL ESTATE TRANSFER TAX
03475.50
FP 102803

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

**STATE OF ILLINOIS**

STATE TAX



JUN. 25. 09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000000839

REAL ESTATE TRANSFER TAX
00331.00
FP 102809

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 25. 09

REVENUE STAMP

# 0000000837

REAL ESTATE TRANSFER TAX
00165.50
FP326707

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 15<sup>th</sup> day of May, 2009.

TR HARRISON HOLDINGS, LLC, an Illinois limited liability company

By: TR Holdings, Inc., an Illinois corporation, its manager

By:   
\_\_\_\_\_  
Thomas A. Roszak, President

Attest:   
\_\_\_\_\_  
Thomas A. Roszak, Secretary

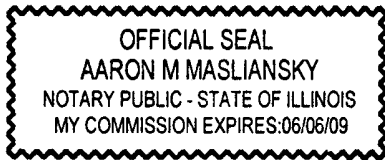
State of Illinois     )  
                                  ) SS  
County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Thomas A. Roszak, the President and Secretary, of TR Holdings, Inc., an Illinois corporation, the sole manager of TR Harrison Holdings, LLC, an Illinois limited liability company, personally known by 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 for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of May, 2009

Commission Expires: June 6, 2009

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A TO WARRANTY DEED

from  
TR Harrison Holdings, LLC  
to  
Srinivas Yallapragada and Sushmita Gopal

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBERS 2206 AND P148 IN THE 611 S. WELLS STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3, 4, 9, 10, 15 AND 16 (EXCEPT THE EAST 4 FEET OF SAID LOTS TAKEN FOR WIDENING OF ALLEY) IN THE SUBDIVISION OF BLOCK 101 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215062, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S69B, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

#### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR SUPPORT, INGRESS AND EGRESS, AND OTHER PURPOSES AS DESCRIBED AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 8, 2007 AS DOCUMENT NUMBER 0731215061.