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Mercury Title Company, LLC



Doc#: 0920235005 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2009 09:13 AM Pg: 1 of 5

Property of Cook County Clerk's Office

COVER SHEET

Cook County Recording

- Deed
- Mortgage
- Assignment
- Power of Attorney
- Release
- Subordination Agreement
- Other

C. J. S.

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198
**SPECIAL
 WARRANTY DEED
 Statutory (ILLINOIS)
 2080372MTCJLOWERY**

THIS AGREEMENT, made this 11th day
 of July, 2009 between **235 W.
 Van Buren Development Corporation,**
 an Illinois corporation, duly authorized to
 transact business in the State of Illinois,
 ("Grantor"), and, **Suresh Bhatia and
 Nilam Bhatia, AS JOINT TENANTS,**
 ("Grantees"), WITNESSETH, that the
 ("Grantor"), for and in consideration of the
 sum of TEN AND NO/100 (\$10.00) and
 other good and valuable consideration, in

hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority given by
 the Board of Directors of said Corporation by these presents does REMISE, RELEASE, ALIEN AND
 CONVEY unto the Grantees and to its heirs and assigns, FOREVER, all the following described real estate
 situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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 Grantor, either in
 law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO
 HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees,
 its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the
 Grantees, its 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 encumbered 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:

SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantees, 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.

Permanent Real Estate Index Number(s): Part of 17-16-238-001-0000; 17-16-238-002-0000; 17-16-238-
 003-0000; 17-16-238-004-0000; 17-16-238-005-0000; 17-16-238-006-0000; 17-16-238-007-0000; 17-16-
 238-008-0000

Address of Real Estate: 235 W. Van Buren, Unit **2215** and parking space **P-237**, Chicago, IL 60607

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 10th day of July, 2009.

235 W. Van Buren Development Corporation,
an Illinois corporation

By: [Signature]
Name: Cindy Wrona
Its: Vice President

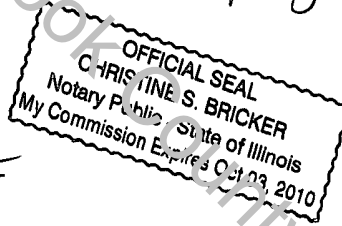
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of 235 W. Van Buren Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 10th day of July, 2009

Commission expires:

[Signature]
Notary Public



This instrument was prepared by:

David J. O'Keefe
Schain, Burney, Ross, & Cit on, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

City of Chicago
Dept. of Revenue
583942
07/17/2009 10:23 Batch 00714 47
Real Estate
Transfer Stamp
\$3,738.00

MAIL TO:

Suresh Bhatia
8 Montauk Lane
Vernon Hills, IL 60061

SEND SUBSEQUENT TAX BILLS TO:

Suresh Bhatia
Nilam Bhatia
235 W. Van Buren, Unit 2215
Chicago, Illinois 60607
Vernon Hills, IL 60061

OR RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS
JUL. 17. 09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0587900000	REAL ESTATE TRANSFER TAX
# 00000	00356.00
	FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL. 17. 09
COUNTY TAX
REVENUE STAMP

1989500000	REAL ESTATE TRANSFER TAX
# 00000	00178.00
	FP 103042

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Liens and other matters of title over which the title insurer is willing to insure without cost to grantees.
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums, including any and all amendments and exhibits thereto.
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Grantees or anyone claiming by, through, or under Grantees.
10. Utility easements whether recorded or unrecorded.
11. Schedule B exceptions listed in Mercury Title Commitment Number 2000372

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PARCEL 1:

UNIT 2215 AND P-237, IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER:

17-16-238-001-0000	(\$13,004.33)
17-16-238-002-0000	(\$4,955.60)
17-16-238-003-0000	(\$4,955.60)
17-16-238-004-0000	(\$4,955.60)
17-16-238-005-0000	(\$9,911.32)
17-16-238-006-0000	(\$15,300.30)
17-16-238-007-0000	(\$12,143.09)
17-16-238-008-0000	(\$5,712.64)

AFFECTS UNDERLYING LAND AND OTHER PROPERTY