

# UNOFFICIAL COPY

Doc#: 0928033034 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2009 09:18 AM Pg: 1 of 4

1062  
2080740 mte slowe

## SPECIAL WARRANTY DEED Statutory (ILLINOIS)

THIS Special Warranty Deed ("Deed"), made this 21st day of September, 2009 between **235 W. Van Buren Development Corporation, an Illinois corporation** duly authorized to transact business in the State of Illinois, ("Grantor"), and Pinakapani Manchella and Janaki Bhandaru, husband and wife, as Joint Tenants, as to an undivided one-half interest and as Tenants in Common with Gopal Manchella and Annapurna V. Manchella, husband and wife as Joint Tenants as to an undivided one-half interest, ("Grantee"), of 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 ("Grantee"), 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 ("Grantee"), 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 ("Grantee"), its heirs and assigns forever.

And the ("Grantor"), for itself, and its successors, does covenant, promise and agree, to and with the ("Grantee"), 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 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.

**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 3520 Chicago, IL 60607

1064

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 21<sup>st</sup> day of September, 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 21<sup>st</sup> day of September, 2009

Commission expires:  
[Signature]  
Notary Public



This instrument was prepared by: David J. O'Keefe  
Schain, Burney, Ross, & Citron, Ltd.  
222 North LaSalle Street, Suite 1910  
Chicago, Illinois 60601

City of Chicago  
Dept. of Revenue  
590436  
10/01/2009 15:35 Batch 004158 75  
Real Estate  
Transfer Stamp  
\$2,262.75



MAIL TO:  
WAYNE PETERS  
1204 W CHASE  
CHICAGO, IL 60626

SEND SUBSEQUENT TAX BILLS TO:  
Pinakapani Manchella  
Janaki Bhandaru  
235 W. Van Buren, Unit 3520  
Chicago, Illinois 60607

OR RECORDER'S OFFICE BOX NO.

STATE TAX  
STATE OF ILLINOIS  
OCT.-2.09  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000047194  
REAL ESTATE TRANSFER TAX  
0021550  
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT.-2.09  
REVENUE STAMP

# 7875500000  
REAL ESTATE TRANSFER TAX  
0010775  
FP 103042

# UNOFFICIAL COPY

UNIT 3520 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, AS AMENDED FROM TIME TO TIME, 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**

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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 2080740.