

# UNOFFICIAL COPY

MERCURY TITLE COMPANY, L.L.C.

2080125

tma mtz 1 of 3



Doc#: 0929911023 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2009 10:20 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

SKM

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**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

2040125 Tmn Mtk 10/3  
10/3  
THIS AGREEMENT, made this 10 day  
of October, 2009 between **235 W.  
Van Buren Development Corporation,**  
an Illinois corporation, duly authorized to  
transact business in the State of Illinois,  
("Grantor"), and, **Jay P. SHAH AND \*\***  
("Grantee"), 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:

**\*\*PRAVINCHANDRA M. SHAH AND PURNIMA P. SHAH, AS JOINT TENANTS  
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 **1502** and parking space **P-280**, 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 October, 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 October, 2009

Commission expires:

[Signature]  
Notary Public



This instrument was prepared by:

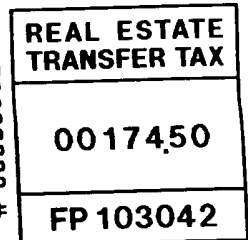
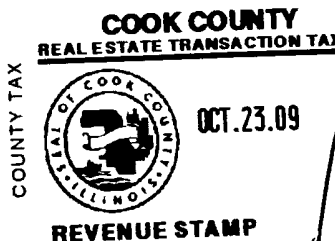
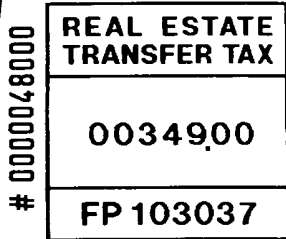
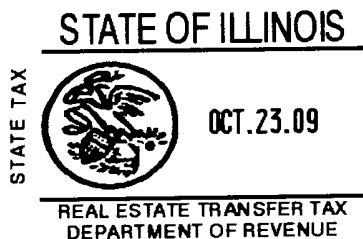
David J. O'Keefe  
Schain, Burney, Ross, & Citron, Ltd.  
222 North LaSalle Street, Suite 1910  
Chicago, Illinois 60601

City of Chicago  
Dept. of Revenue  
592070  
10/22/2009 15:45 Batch 00769 90  
Real Estate  
Transfer Stamp  
\$3,664.50

Jay P. Shah  
MAIL TO: Pravinchandra M. Shah  
Purnima P. Shah  
8104 W. Lawrence Ave.  
Norridge, IL 60706

SEND SUBSEQUENT TAX BILLS TO:  
Pravinchandra M. Shah \* Purnima P. Shah  
8104 W. Lawrence Ave.  
Norridge, IL 60706

OR RECORDER'S OFFICE BOX NO.



**UNOFFICIAL COPY***Exhibit A***PARCEL 1:**

**UNIT 1502 AND P- 280 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 18, 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**

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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 2080125.