INOFFICIAL C

TICOR TITLE

SPECIAL WARRANTY DEED

Scott D. Rugoff

NAME AND ADDRESS OF TAXPAYER: Swapan Rajdev & Madhur Rajdev 2930 N. Sheridan Rd., Unit 1212 Chicago IL 60557



1006205160 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/03/2010 03:09 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

This indenture, made this 22nd day of February, 2010, between 2930 North Sheridan, LLC, a limited liability cornrany created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Grantee, SWAPAN RAJDEV and MADYURI RAJDEV, as joint tenants and not as tenants in common, whose address is 750 N. Willard #204, Chicago, Illinois 60642, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Granee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member, 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 State of Illinois known and described as follows, to wit: As more fully described in Exhibit A attached hereto (the "Unit").

Together with all and singular the hereditaments and expurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remain der and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, ciain or demand whatsoever, of 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 Grantee, their heirs and assigns forever.

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

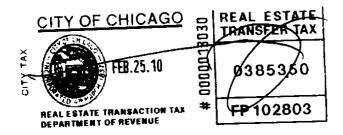
- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

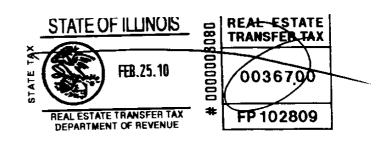


# **UNOFFICIAL COPY**

Permanent Real Estate Index Nun	nber(s):	14-28-118-053-1135
Address(es) of real estate: Unit _	1212	, 2930 N. Sheridan Rd., Chicago, IL 60657
IN WITNESS WHEREOF, said Of Member the day and year first about	Grantor ha	as caused its name to be signed to these presents by its en.
DOOPY.		2930 NORTH SHERIDAN LLC, an Illinois limited liability company  By:  ROBERT KROUPA, its Member
personally known to me to be the	FY that Fe same po	A notary public in and for said County, in the State Robert Kroupa, Member of 2930 North Sheridan LLC, erson whose name is subscribed to the foregoing in person and scknowledged he/she signed and delivered fority given by 2930 North Sheridan LLC for the uses
and purposes therein set forth.	nt to auth	officy given by 2935 Rotal onestal == 1
Given under my hand an	d official	seal this 22nd day of February, 2010
OFFICIAL SEAL GAEL MORRIS GAEL MORRIS NOTARY PUBLIC - STATE OF ILL MY COMMISSION EXPIRES:04	INOIS 128/13	Notary Public  Commission expires:
This document prepared by: Ga	el Morris	S Shoffield Ave. Suite 232 Chicago, Illinois 60657

Lawrence, Morris & Maldonado, 2835 N. Sheffield Ave., Suite 232, Chicago, Illinois 60657





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## **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### PARCEL 1:

UNIT 1212 IN THE 2930 NORTH SHERIDAN TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 'A' (EXCEPT THAT PART TAKEN AND DEDICATD FOR SHERIDAN ROAD) AND LOTS 1, 2 AND 3 IN BLOCK 2 GILBERT HUBBARD'S ADDITION TO CHICAGO OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN A COOK COUNTY, ILLINOIS;

WHICH SURVE AS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715022027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

VALET PARKING RIGHT TO VALE LARK ONE (1) AUTOMOBILE IN THE GARAGE, AS DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO FURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to Grantee, its successors and essigns, 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

