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QUIT CLAIM DEED TENANCY IN COMMON

Doc#: 1022231020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2010 10:10 AM Pg: 1 of 4

=====

RETURN TO:
Tarun Mirchandani
3 Executive Court, Suite 4
S. Barrington, IL 60010

SUBSEQUENT TAX BILLS TO:
(NO CHANGE)
Tarun Mirchandani
3 Executive Court, Suite 4
S. Barrington, IL 60010

=====

GRANTOR, TARUN MIRCHANDANI MARRIED TO PREETI MIRCHANDANI of 1001 Oakland Drive, Barrington, IL 60010, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and QUIT CLAIMS to:**

GRANTEES, TARUN MIRCHANDANI, MARRIED TO PREETI MIRCHANDANI AND RUPINDER DANG, MARRIED TO JULIE KLINE, EACH AS TO AN UNDIVIDED ONE-HALF INTEREST NOT AS TENANTS BY THE ENTIRETY, NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON, the following described Real Estate located in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-16-405-097-1240 ✓
Common Address: 780 S. Federal Street, Unit 780-1101, Chicago, IL 60605 ✓

Subject to: general real estate taxes for second installment 2009 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, which do not interfere with Grantees' use and enjoyment of the property.

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR OR THE GRANTEEES

Dated this 26 day of June, 2010



Tarun Mirchandani (SEAL)

S Yes
P 4
S ✓
M No
SC Yes
E Yes
INT ✓

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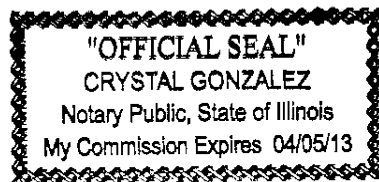
State of Illinois

County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Tarun Mirchandani married to Preeti Mirchandani personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26 day of June, 2010

Crystal Gonzalez
Notary Public



TRANSFER STAMP EXEMPTION

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4 of said Act.

[Signature] Date: 6/28/10
Grantor, Grantee or Representative

PREPARED BY: The Law Office of Alison Schmidt-Woods, 1250 S. Grove Avenue, Suite 200, Barrington, IL 60010

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Legal Description

Parcel A:

Unit 780-1101 in the Printers Square Condominium as delineated on a plat of survey of the Printers Square Condominium which is a plat of part of the following described real estate:

Parcel 1: Lots 17 to 32, both inclusive, in Brand's Subdivision of Block 125 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 2, 5 (except the West 5.64 feet of the North Half of said Lot 5) 8, 11, 14, 17 and 20 (except that part of Lots 2, 5, 8, 11, 14, 17 and 20 lying West of the East line of alley running North and South across the rear of said Lots as located on July 1, 1969) in Goodhue's Subdivision of Block 126 in the School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and is attached as Exhibit "B" to the Declaration of Condominium recorded January 31, 2006 as document number 0603134126 as amended from time to time, together with such units undivided percentage interest in the common elements.

Parcel B:

Non-exclusive easement for ingress and egress appurtenant to and for the benefit of that part of Parcel A lying in Parcel 2 of the tract of which Parcel A is a part, as aforesaid, as set forth in Agreement recorded as document 5556380 and in Agreement recorded as document 0516949 over and upon the North and South private alley running across the rear or Westerly portion of Lots 2, 5, 8, 11, 14 and 17 in Goodhue's Subdivision of Block 126 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel C:

Exclusive and non-exclusive easements appurtenant to and for the benefit of Parcel A contained, and more particularly defined and described, in Reciprocal Easement and Operating Agreement dated as of July 8, 2005 and recorded July 13, 2005 as document 0519432173 made among Waterloo Printers' Square, L.L.C., a Delaware limited liability company, Federal Street I LLC, a Delaware limited liability company and Printers Square Garage LLC, an Illinois limited liability company over and across the Commercial Parcel defined and described therein.

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STATEMENT BY GRANTOR AND GRANTEE ✓

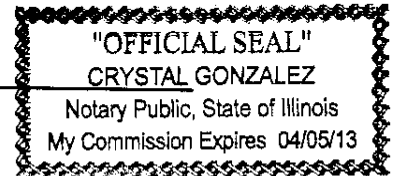
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 6/26/10

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 26th day of June, 2010.

Notary Public: Crystal Gonzalez



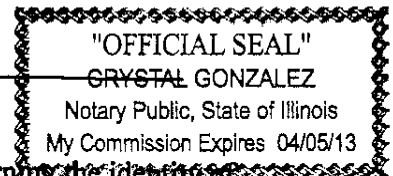
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 6/26/10

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 26th day of June, 2010.

Notary Public: Crystal Gonzalez



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)