

UNOFFICIAL COPY



Doc#: 1025825012 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2010 11:06 AM Pg: 1 of 3

1043
15120-10 01/11/10
SPECIAL WARRANTY DEED
(Illinois)

Mail To:

Law Office of Amy Muran Felton
Amy Muran Felton
110 South Euclid Ave.
Oak Park, IL 60302

Name and Address of Taxpayer:

Sudhir Sakhuja
Gulzar Virk
~~520 S. State St., Unit 1400~~ 4325 N CICERO AVE. #2N
Chicago, IL 60605 CHICAGO IL 60641

The Grantor, Library Tower L.L.C., an Illinois limited liability company, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

Sudhir Sakhuja and Gulzar Virk
4325 N. Cicero Ave. # 2N
Chicago, IL 60641

Grantees, not in Tenancy in Common, but in JOINT TENANCY, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described not in tenancy in common, but in joint tenancy forever.

Subject only to: (i) the general printed exceptions contained in an owner's title insurance policy; (ii) zoning, building codes, ordinances, regulations, rights or interests vested in the United States of America and the State of Illinois; (iii) real estate taxes and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (iv) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunication agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the property; (v) matters that would be disclosed by an accurate survey or inspection of the property; (vi) Declaration of Condominium Ownership for Library Tower Condominium and Provisions Relating to Certain Non-Condominium Property; (vii) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for the County; (viii) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; and (ix) the Illinois Condominium Property Act.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

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Permanent Real Estate Index Number (s): 17-16-247-067-1136
Address of Real Estate: 520 S. State St., Unit 1406
Chicago, IL 60605

DATED this 20th day of August, 2010.

Library Tower L.L.C., an Illinois limited liability company

By: Lennar Chicago, Inc., an Illinois corporation,
its Managing Member

By: *Lisa M. Fiveash*
Lisa M. Fiveash
Authorized Agent

STATE OF ILLINOIS

STATE TAX

SEP. 14. 10

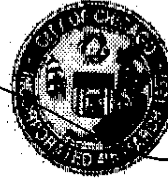
REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000058762

REAL ESTATE TRANSFER TAX
00255.00
FP 103037

City of Chicago
Dept. of Revenue



Real Estate
Transfer
Stamp

604883

9/7/2010 13:19

dr00347

\$2,677.50

Batch 1,770,450

State of Illinois)
) ss
County of Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Lisa M. Fiveash, personally known to me to be an authorized Agent for Lennar Chicago, Inc., an Illinois corporation, which is the Managing Member of Library Tower L.L.C., an Illinois limited liability company ("Company") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and, as an Authorized Agent signed and delivered the foregoing instrument, as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand official seal this 20th day of August, 2010.

Ferri J. Solomon
Notary Public



This instrument was prepared by Lisa M. Fiveash authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 650, Hoffman Estates, IL 60169-2082

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

SEP. 14. 10

REVENUE STAMP

0000071055

REAL ESTATE TRANSFER TAX
00127.50
FP 103042

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

DWELLING UNIT 1406 IN LIBRARY TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0812949046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE 204, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Permanent Real Estate Index Numbers:

17-16-247-067-1136

17-16-247-038

17-16-247-039

17-16-247-040

17-16-247-041

17-16-247-042

17-16-247-051

17-16-247-065