

# UNOFFICIAL COPY



**WARRANTY DEED**  
Statutory (ILLINOIS)

Doc#: 1115210056 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2011 03:25 PM Pg: 1 of 4

THE GRANTOR (Name and Address)  
Aqua at Lakeshore East LLC  
225 North Columbus Drive, Suite 100  
Chicago, Illinois 60601

1064

a limited liability company 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, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Dhaval Thakkar and Jigisha Thakkar, *husband and wife - AS joint tenants and not as Tenants in Common, with right of survivorship*  
225 N. Columbus Drive, Unit #5806, Chicago, Illinois 60601 of the County of Cook, to wit:

See attached Exhibit A - Legal Description

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

10/11/10/5/2011051845

SUBJECT TO: (a) general real estate taxes for 2010 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) terms, provisions and conditions of that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded June 4, 2009 as Document Number 0915534060, as same may be amended from time to time; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded September 10, 2009 as document number 0925316039, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) applicable zoning and building laws and ordinances; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; and (l) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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4

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Permanent Index Number(s) 17-10-318-063-1066 and 17-10-318-063-1533

Address(es) of Real Estate: 225 N. Columbus, Unit 5806, Chicago, IL 60601

Dated: May 25, 2011.

Aqua at Lakeshore East LLC

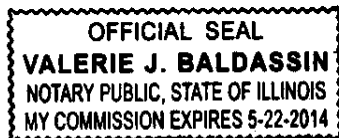
By: [Signature]

Its: Authorized Signatory

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Brian Gordon, one of the authorized signers of Aqua at Lakeshore East LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Aqua at Lakeshore East LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of authorized signer on behalf of Aqua at Lakeshore East LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 25<sup>th</sup> day of May, 2011.  
Commission expires 5-22-2014



[Signature]  
Notary Public

This instrument was prepared by: Kimberly J. Sharon, 225 N. Columbus Dr., Suite 100, Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

Kevin Buick, The Foster + Buick Law Co, LLC  
2040 Aberdeen Ct.  
Sycamore, IL 60178

SEND SUBSEQUENT TAX BILLS TO:

Dhaval Thakkar  
1624 Christine Drive  
Sycamore, IL 60178



MAIL  
TO

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## EXHIBIT A - LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 5806 AND PARKING SPACE UNIT LL2-79, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-202, A LIMITED COMMON ELEMENT, IN THE AQUA AT LAKESHORE EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1, 1A, 2, 3A AND 3B IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2009 AS DOCUMENT 0925316039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**


NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809916104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND THE AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102.

**PARCEL 3:**


NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 4, 2009 AS DOCUMENT 0915534060 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 10, 2009 AS DOCUMENT 0925316038 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 3, 2010 AS DOCUMENT 1030734054 AND AS FURTHER AMENDED BY THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 2, 2011 AS DOCUMENT 1112218070, FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

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## This page being added for Revenue Stamps

**CITY OF CHICAGO**  
 CITY TAX  
  
 JUN.-1.11  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 008880588

REAL ESTATE TRANSFER TAX
0697200
FP326675

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JUN.-1.11  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 # 000002016

REAL ESTATE TRANSFER TAX
0066400
FP 103037

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JUN.-1.11  
 REVENUE STAMP  
 # 0000001866

REAL ESTATE TRANSFER TAX
0033200
FP 103042

Property of Cook County Clerk's Office