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Doc#: 1120742007 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/26/2011 09:17 AM Pg: 1 of 7

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, 400 N. ORLEANS, LLC, an Illinois limited liability company, of the Village of Northbrook, County of Cook and State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KEYUR A. SHAH and NEHA D. SHAH, husband and wife, not as tenants in common or joint tenants, but as TENANTS BY THE ENTIRETY, of 1353 North Sedgwick #4, in the City of Chicago, County of Cook, and State of Illinois 60610, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-09-256-006-1006

Address of Real Estate: 400 North Orleans Street, Unit C, Chicago, Illinois 60654

Box 400-CTCC


S ✓
P ✓
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SC ✓
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Grantor also grants to the Grantee, its successors and assigns, all 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, aforesaid, 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.

[The balance of this page intentionally omitted – Signature Page follows]

STATE TAX  JUL. 14. 11 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001648	REAL ESTATE TRANSFER TAX
		01100.00
		FP 103024

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  JUL. 14. 11 REVENUE STAMP	# 0000001650	REAL ESTATE TRANSFER TAX
		00550.00
		FP 103022

CITY TAX CITY OF CHICAGO  JUL. 14. 11 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000002863	REAL ESTATE TRANSFER TAX
		11550.00
		FP 103023

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Dated this 12th day of July, 2011.

400 N. ORLEANS, LLC, an Illinois limited liability Company

By: ATLAS DEVELOPMENT CORP., an Illinois Corporation, its sole Manager

By: Steven Siegel, its President

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that STEVEN SIEGEL, who is personally known to me to be the President of ATLAS DEVELOPMENT CORP., an Illinois corporation, which is the sole Manager of 400 N. ORLEANS, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument on behalf of 400 N. ORLEANS, LLC and as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of July, 2011.

"OFFICIAL SEAL"
 MICHAEL T. O'CONNOR
 Notary Public, State of Illinois
 My Commission Expires 05/02/12

Michael T. O'Connor
 Notary Public

My Commission expires: 5/02/12

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Prepared By:

Michael T. O'Connor, Esq.
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, IL 60606

After Recording, Mail To:

Stephen Moore, Esq.
Attorney at Law
18141 Dixie Highway, #115
Homewood, IL 60430

Name & Address of Taxpayer:

Keyur A. Shah & Neha D. Shah
400 North Orleans Street, Unit C
Chicago, IL 60654

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT C IN THE 400 N. ORLEANS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 (EXCEPT THE WEST 18 FEET) AND ALL OF LOT 16 IN BLOCK 2 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726422089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-6 AND P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 072642089.

PARCEL 3:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, RECORDED SEPTEMBER 18, 1990 AS DOCUMENT 90454674 FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROPOSED STRUCTURE (A TWELVE-STORY OFFICE BUILDING) WITHIN THE AIR SPACE BOUNDARIES.

Address of Property:

400 North Orleans Street, Unit C, and Parking Spaces
P-6 and P-7, Chicago, IL 60654

P.I.N.:

17-09-256-006-1006

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EXHIBIT B

SUBJECT TO:

- (a) Covenants, conditions and restrictions of record;
- (b) Public and utility easements;
- (c) Acts done by or suffered through Grantee;
- (d) All special governmental taxes or assessments confirmed and unconfirmed;
- (e) Condominium declaration and bylaws, if any;
- (f) General real estate taxes not yet due and payable at the time of closing;
- (g) Encroachment of the building located mainly on the land onto the property West and adjoining by approximately 0.04 feet, as shown on Plat of Survey made by Certified Survey, Inc., number 00424(Y), dated March 19, 2004;
- (h) Encroachment of the enclosed stairway located mainly on the land onto the property West and adjoining by approximately 9.54 feet, as shown on Plans and Specifications prepared by Sullivan Goulette Architects dated May 4, 2004;
- (i) Unrecorded utility easement for telephone and electric wires over approximately the North 15 feet of the land as disclosed by Survey made by National Survey Service, Incorporated dated May 13, 1988, Order Number N-113080;
- (j) Restriction set forth in the Grant of Easement recorded as Document 90454674 that the proposed structure be set back from the West line of Lot 15 in Block 2 aforesaid a distance of no less than 8 feet;
- (k) Rights of the City of Chicago to maintain the footings and columns for maintenance of W. Kinzie Street and Lower Level N. Orleans Street, as shown on the Survey prepared by Certified Survey Co. dated April 19, 2000 as Order No. 00424(Y).
- (l) Acknowledgment of Developer and Declarant recorded on December 3, 2007 as Document Number 0733705125 stating the initial budget referenced in the Declaration is the budget attached to the document as Exhibit "A";
- (m) (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded September 21, 2007 as Document No. 0726422089, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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