



Doc#: 1122242061 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2011 11:09 AM Pg: 1 of 4

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

116995420000

THIS AGREEMENT, made this 2nd day  
of July 2011 between **235 W.  
Van Buren Development Corporation,**  
an Illinois corporation, duly authorized to  
transact business in the State of Illinois,  
("Grantor"), and, **Nainital Realty, LLC, a  
limited liability  
company** ("Grantees"), WITNESSETH,  
that the ("Grantor"), for and in consideration  
of the sum of **TEN AND NO/100 (\$10.00)**  
and other good and valuable consideration,  
in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority given  
by the Board of Directors of said Corporation by these presents does **REMISE, RELEASE, ALIEN AND  
CONVEY** unto the Grantees, and to its heirs and assigns, **FOREVER**, all the following described real estate  
situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED 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 the 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 the Grantees,  
its heirs and assigns forever.

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

**SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantees, its successors and assigns, 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 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 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.

**Permanent Real Estate Index Number(s):** Part of 17-16-238-017-0000

**Address of Real Estate:** 235 W. Van Buren, Unit **2506** and parking space **P-549**, Chicago, IL 60607

116995420000  
Cook County Clerk's Office  
www.CookCountyIL.gov  
www.SearchDepartment.com

S Y  
P 4  
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SC Y  
INT 10

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 21st day of July, 2011.

235 W. Van Buren Development Corporation,  
an Illinois corporation

By: [Signature]  
Name: Cindy Wrona  
Its: Vice President

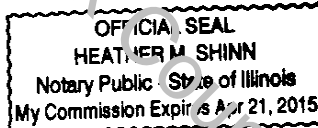
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of 235 W. Van Buren Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 21st day of July, 2011

Commission expires:

Notary Public

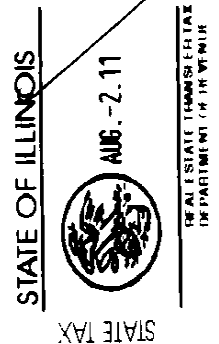


This instrument was prepared by:

Elizabeth Colsant O'Brien  
Stahl Cowen Crowley Andis LLC  
55 W. Monroe  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX	0020850	FP326652
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# 0000003897



MAIL TO:

ANGELA KOENIG-GIBSON  
ATTORNEY AT LAW  
4854 N. KEDVALE  
CHICAGO, IL 60630

OR RECORDER'S OFFICE BOX NO.

SEND SUBSEQUENT TAX BILLS TO:

Nainital Realty, LLC  
235 W. Van Buren, Unit 2306  
Chicago, Illinois 60607  
926 GLENMORIS LN  
ELGIN, IL 60124

CITY TAX

CITY OF CHICAGO



AUG. - 2.11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000879

REAL ESTATE TRANSFER TAX
0218925
FP326650

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



AUG. - 2.11

REVENUE STAMP

# 000003633

REAL ESTATE TRANSFER TAX
0010425
FP326665

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

EXHIBIT" A "

**Legal Description:**

UNIT 2506 AND PARKING UNIT P-549 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Index Number:**

Property ID: 17-16-238-017-0000

**Property Address:**

235 W. Van Buren Unit 2506 & P-549  
Chicago, IL 60607

Property of Cook County Clerk's Office

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## EXHIBIT "B"

### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Liens and other matters of title over which the title insurer is willing to insure without cost to grantees.
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums, including any and all amendments and exhibits thereto.
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Grantees or anyone claiming by, through, or under Grantees.
10. Utility easements whether recorded or unrecorded.
11. Schedule B exceptions listed in Attorney's Title Guaranty Fund, Inc. Commitment Number 110995900066.