


# UNOFFICIAL COPY

## DEED OF CONVEYANCE

<p><b>6 NORTH THROOP CONDOMINIUM DEED</b></p> <p>THIS INDENTURE, made this <i>30<sup>th</sup></i> day of December, 2011, between West Loop 1300 LLC, with a mailing address c/o Jason Vondrachek; 1 S. Racine Unit 1, Chicago, Illinois 60607, 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, party of the first part, and Sujay Dipak Kapadia, a single person, party of the second part.</p>	 <p>12024330170</p> <p>Doc#: 1202433017 Fee: \$68.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/24/2012 09:05 AM Pg: 1 of 4</p> <p><b>STEWART TITLE COMPANY</b> 2055 West Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000</p>
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WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3S IN THE 6 NORTH THROOP CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: *Stc 635159*

SEE ATTACHED LEGAL DESCRIPTION *1 of 2*

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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: (i) general real estate taxes for 2011 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and reservation by 6 North Throop Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done

*SCN*  
*INT*

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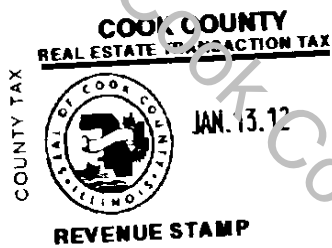
suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 17-08-336-035-0000

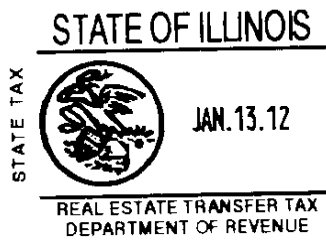
Address of real estate: 6 North Throop Unit 3S, Chicago, IL 60607

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
0023000
FP 102810

# 0000001837



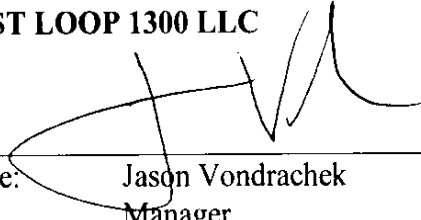
REAL ESTATE TRANSFER TAX
0046000
FP 102804

# 0000003987

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IN WITNESS WHEREOF, Jason Vondrachek, as manager of West Loop 1300 LLC has executed this instrument as of the day and year first above written.

**WEST LOOP 1300 LLC**

By:   
Name: Jason Vondrachek  
Its: Manager

This instrument was prepared by:	
Robert D. Lattas, Esq. 2220 West North Avenue Chicago, Illinois 60647	
After Recording Mail to:	Send Subsequent Tax Bills To:
Gardi Haught, Ltd. 939 N Plum Grove Rd. 5th Fl Schaumburg, IL 60173	Sujay Kapadia 1111 Throop 35 Chicago, IL 60607

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Vondrachek, as Manager of West Loop 1300 LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29<sup>th</sup> day of December, 2011.



  
Notary Public

City of Chicago  
Dept. of Revenue  
617682



Real Estate  
Transfer  
Stamp

\$4,830.00

12/28/2011 11:47

gr03764

Batch 3.965.363

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File Number: TM301006

## LEGAL DESCRIPTION

Parcel 1: Unit 3S together with its undivided percentage interest in the common elements in the 6 North Throop Condominiums, as delineated and defined in the Declaration recorded as document number \_\_\_\_\_, in the South West 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-6, a Limited Common Element as delineated on a survey to condominium recorded as document number \_\_\_\_\_.

**Commonly known as:** 6 North Throop Street  
Condo 3S  
Chicago IL 60607

Property of Cook County Clerk's Office