

UNOFFICIAL COPY



1208242125

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1208242125 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2012 11:43 AM Pg: 1 of 2

142
ms

Property of Cook County

DEARBORN 545 ONE, LLC, an Illinois limited liability company, with an address of 2011 N. Hoyne Ave., Chicago, Illinois, 60647 ("Grantor"), for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to MANISHA BHANGARE, individually ("Grantee"), with an address of 540 N. State Street, Unit 4404, Chicago, Illinois, 60654

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all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

PARCEL 1:

UNIT W2610 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4A AND LOT 4B IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18.00 FEET WIDE, IN SAID BLOCK 16 AND 25 HERETOFORE DESCRIBED; ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 29, 2003 AS DOCUMENT 0336327024; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 26, 2005 AS DOCUMENT 0529910137; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

Permanent Index Number(s): 17-09-241-036-1194
Address of Real Estate: 545 N. Dearborn St., Unit 2610, Chicago, IL 60654

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| REAL ESTATE TRANSFER | 03/14/2012 |
|----------------------|---------------------|
| | CHICAGO: \$1,987.50 |
| | CTA: \$795.00 |
| | TOTAL: \$2,782.50 |

17-09-241-036-1194 | 20120301601282 | PUVXVM

| REAL ESTATE TRANSFER | 03/14/2012 |
|----------------------|--------------------|
| | COOK: \$132.50 |
| | ILLINOIS: \$265.00 |
| | TOTAL: \$397.50 |

17-09-241-036-1194 | 20120301601282 | 89BAPQ

BOX

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SUBJECT TO: General real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; applicable zoning, planned development and building laws or ordinances, including, without limitation, applicable building lines; encroachments, utility easements, covenants, conditions, restrictions, building lines, public and private easements, including without limitation, access easements, reciprocal easements and maintenance agreements pertaining to the property and various components thereof, party wall rights, existing licenses, leases and tenancies affecting the common elements, and any and all agreements of record, provided that none of the foregoing materially adversely affects Grantee's quiet use and enjoyment of the premises as a residential condominium unit; the Declaration of Condominium for the Residences at Grand Plaza Condominium and all previous and subsequent amendments and exhibits thereto; the provisions of the Illinois Condominium Property Act; acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage; and general title exceptions contained in the owner's title insurance policies issued by the Title Insurer, with an extended coverage endorsement deleting the general exceptions.

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its authorized agent on March 10, 2012.

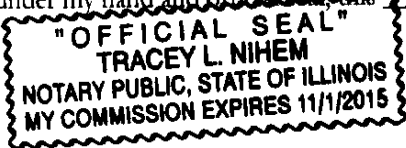
Dearborn 545 One, LLC,
an Illinois limited liability company

By: [Signature]
Brannon Lambert, One of Its Managers

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby **CERTIFY THAT BRANNON LAMBERT**, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, acknowledged, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of March, 2012



[Signature]
Notary Public

This Instrument Was Prepared By:
Tracey L. Nihem, Attorney at Law, 4505 N. Lincoln Ave., Chicago, IL 60625

After recording mail to:
KASHYAP V. TRIVEDI
1345 W. ELEY RD, STE: 112
SCHAUMBURG, IL 60173

Send subsequent tax bills to:
MANISHA BHANBARE
545 N. DEARBORN ST, UNIT: 2610
CHICAGO, IL 60654