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SPECIAL WARRANTY DEED



Doc#: 1227526029 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/01/2012 10:46 AM Pg: 1 of 4

THIS INDENTURE, made this 6th day of September, 2012 between GREEKTOWN RESIDENTIAL PARTNERS LLC, an Illinois limited liability company, ("Grantor") and NEIL BHAGLA (the "Grantee"),

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-7000

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, 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 Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or 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, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described with the appurtenances, unto the Grantee, forever.

Grantor also hereby grants unto Grantee, and Grantee's successors and assigns, as rights and easements appurtenant to the subject real estate described herein, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and By Laws Easements Restrictions and Covenants for Emerald Condominium, dated as of April 29, 2008, and recorded April 30, 2008, as Document No. 0812116028, as amended from time to time (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining real property described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only

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to: (i) general real estate taxes not due and payable as of the date hereof; (ii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (iii) the Condominium Declaration and the "Condominium Documents" as such term is described in the purchase and sale agreement between Grantor and Grantee regarding the said premises (Grantee acknowledges that the Condominium Declaration provides that certain Units described in the Condominium Declaration have been designated Commercial Units and that the permitted uses for said Commercial Units provided for therein shall include commercial activities); (iv) applicable zoning and building laws and ordinances, (v) covenants, conditions, restrictions, encroachments and easement of record (none of which shall in any way adversely affect the use and occupancy of said premises); (vi) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (vii) utility easements, whether recorded or unrecorded; and (viii) liens and other matters of title over which Grantee's title insurer is willing to insure over with cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents this 6th day of September, 2012.

GREEK TOWN RESIDENTIAL PARTNERS, LLC,
an Illinois limited liability company

By: SENCO PROPERTIES, INC.,
an Illinois corporation, its manager

By: 
Name: William Senne
Title: President

This instrument was prepared by
and after recording return to: Dempsey

Jeffrey M. Galkin, Esq.
Levin Ginsburg
180 North LaSalle Street, Suite 3200
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

Neil Bhagia
123-25 S Green Street, Unit 403B
Chicago, Illinois 60607

City of Chicago
Dept. of Finance
628115

9/14/2012 10:16
dr00155



Real Estate
Transfer
Stamp

\$4,200.00

Batch 5,272,574

Mail To:
Shawn Bolger
10009 GRAND #205
Franklin Park, Ill 60131

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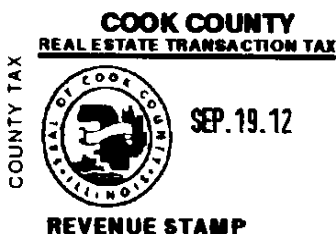
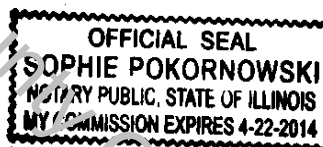
STATE OF ILLINOIS)
)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that William Senne, President of SENCO PROPERTIES, INC., an Illinois corporation, a manager of GREEK TOWN RESIDENTIAL PARTNERS LLC, an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, 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 on behalf of said entities, for the uses and purposes therein set forth.

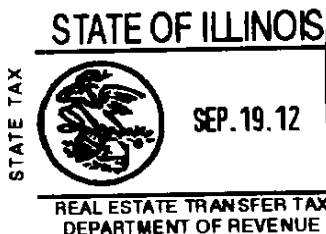
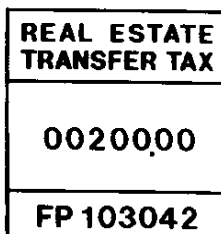
Given under my hand and Notarial Seal this 5 day of September, 2012.


 Notary Public

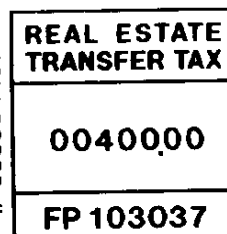
My Commission Expires: 4-22-2014



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SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

UNIT 403B AND PARKING UNIT P-60 IN THE EMERALD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 10 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 IN SECTION 17, 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 NUMBER 0812116028, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-17-215-024-1126 and 17-17-215-024-1273

COMMONLY KNOWN AS: 123-15 S GREEN ST. UNIT 403B and P-60,
CHICAGO, ILLINOIS