

# UNOFFICIAL COPY



Doc#: 1233235026 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2012 10:11 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15<sup>th</sup>  
day of October, 2012 between  
GREEKTOWN RESIDENTIAL  
PARTNERS LLC, an Illinois limited  
liability company, ("Grantor") and  
ASHISH GIRISH SHAH (the  
"Grantee"),

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Chicago, IL 60611  
630-954-4000

(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.

STC 65990  
10/2

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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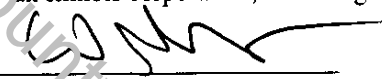
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to: (i) general real estate taxes not due and payable as of the date hereof; (ii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (iii) the Condominium Declaration and the "Condominium Documents" as such 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 15 day of October, 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:

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

Send Subsequent Tax Bills to:

ASHISH GIRISH SHAH  
123 S Green Street, Unit 1107A  
Chicago, Illinois 60607

REAL ESTATE TRANSFER	10/24/2012
 <b>COOK</b>	\$124.50
 <b>ILLINOIS:</b>	\$249.00
<b>TOTAL:</b>	\$373.50

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS.

I, the undersigned, a Notary Public in and for County and State aforesaid, do hereby certify that William Senne, the 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 15 day of October, 2012.

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 4-22-2014



REAL ESTATE TRANSFER	10/23/2012
CHICAGO:	\$1,867.50
CTA:	\$747.00
<b>TOTAL:</b>	<b>\$2,614.50</b>

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## SCHEDULE 1

### LEGAL DESCRIPTION OF PROPERTY

UNIT 1107A AND PARKING SPACE P-144 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: 17-17-215-024-1194 and 17-17-215-024-1357

COMMONLY KNOWN AS: 125 S. GREEN ST. UNIT 1107A AND P-144,  
CHICAGO, ILLINOIS

Proprietary of Cook County Clerk's Office