

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This Indenture, made as of the 8th day of November, 2012, between Leland Holdings LLC, an Illinois limited liability company, 6111 N. River Road, Rosemont, IL 60018, party of the first part, and Rupinder Randhawa, M.D., 1620 Sunset Avenue, #204, Waukegan, IL 60087, and Anil Gulati, M.D., 2425 W. 22nd Street, Oak Brook, IL 60523, party of the second part,



Doc#: 1233526019 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2012 08:42 AM Pg: 1 of 4

WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, as tenants in common, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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 party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

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 and its successors 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 it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the "Permitted Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.

[Rest of page is intentionally left blank. Signature and notary are on the next page.]

FIRST AMERICAN TITLE order # 2350707
294

S Y
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the duly authorized Vice President of its duly authorized Managing Member, the day and year first above written.

Leland Holdings LLC,
an Illinois limited liability company

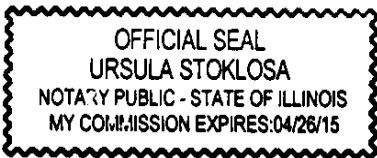
By: MB Financial Bank, N.A.,
its Managing Member

By: *Kirsten Helma*
Name: Kirsten Helma
Title: Vice President

STATE OF Illinois
COUNTY OF Cook

I, Ursula Stoklosa, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kirsten Helma, as Vice President of MB Financial Bank, N.A., the Managing Member of Leland Holdings LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that, as such Vice President, he/she signed and delivered the said instrument, as his/her free and voluntary act, and as the free and voluntary act and deed of said bank on behalf of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of Nov, 2012



Ursula Stoklosa
Notary Public
My Commission expires: 4-26-15

This instrument was prepared by:

Anthony L. Frink
Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603

Record and Mail to:

Ronald T. Slaw, CPA
901 Buckingham Ave
Suite 7
Western Springs Ill 60091

Send Subsequent Tax Bills to:

Rupinder Randhawa M.D.
950 West Leland Ave
Unit 704
Chicago Ill 60640

REAL ESTATE TRANSFER	11/09/2012
CHICAGO:	\$1,012.50
CTA:	\$405.00
TOTAL:	\$1,417.50



14-17-206-076-1087 | 20121001606753 | QLLC01

REAL ESTATE TRANSFER	11/09/2012
COOK	\$67.50
ILLINOIS:	\$135.00
TOTAL:	\$202.50



14-17-206-076-1087 | 20121001606753 | T7VF9Z

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EXHIBIT A

PARCEL 1:

UNITS 704 AND P-14 IN SHERIDAN PLACE IN UPTOWN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHERIDAN PLACE IN UPTOWN CONDOMINIUM RECORDED JUNE 4, 2007 AS DOCUMENT NO. 0715515066, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0715515065, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT(S) DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT(S) SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND THE PARTY OF THE FIRST PART 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.

P.I.N.: 14-17-206-076-1087 and 14-17-206-076-1100

COMMONLY KNOWN AS: UNITS 704 AND P-14, 950 W. LELAND AVENUE, CHICAGO, IL 60640

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EXHIBIT B

(1) real estate taxes and installments of special taxes and assessments not yet due and payable; (2) zoning, building and use restriction laws or ordinances; (3) all rights, easements, restrictions, conditions, covenants and reservations of record including without limitation as contained in the Declaration and a reservation by Sheridan Place in Uptown Condominium Association to itself and its successors and assigns, for the benefit of all Unit owners at the Condominium, of the rights and easements set forth in said Declaration, as the same may be amended from time to time; (4) public utility easements; (5) provisions of the Condominium Property Act of Illinois; (6) acts done or suffered by party of the second part; and (7) such other exceptions contained in the title policy issued to and accepted by party of the second part contemporaneously with the execution and recordation of this deed and insuring party of the second part's interest in the described real estate.

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