

# UNOFFICIAL COPY

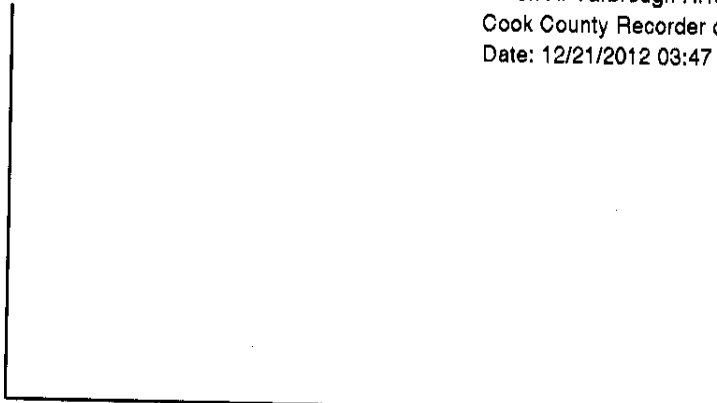


## TRUSTEE'S DEED (ILLINOIS)

Doc#: 1235631047 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2012 03:47 PM Pg: 1 of 4

### NAME & ADDRESS OF PREPARER:

Thomas F. McGuire, Esq.  
Arnstein & Lehr LLP  
120 S. Riverside Plaza  
Suite 1200  
Chicago, IL 60606



### RECORDER'S STAMP

THIS INDENTURE is made this 14<sup>th</sup> day of December, 2012, between KALPANA PANCHAL, as Trustee (the "Trustee") under trust agreement known as "THE KALPANA PANCHAL REVOCABLE TRUST DATED DECEMBER 10, 1990" (the "Grantor"), presently residing at 31 Lakeside Drive, South Barrington, Illinois 60010, and 501 WEST ERIE LLC, an Illinois limited liability company (the "Grantee"), presently of 31 Lakeside Drive, South Barrington, Illinois 60010.

The Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the power and authority vested in the Grantor as the Trustee and of every other power and authority of the Grantor, does hereby GRANT and CONVEY unto the Grantee the following described real estate in the County of Cook and State of Illinois together with the tenements, improvements and appurtenances thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

12-14-12  
Date

[Signature]  
Grantor or Grantor's Agent

Permanent Real Estate Index Number(s) 17-09-122-010-1008 and 17-09-122-010-1267

Address(es) of real estate: 501 W. Erie, Unit 602 and Parking Space 4-21, Chicago, IL 60610

IN WITNESS WHEREOF, the Grantor, as Trustee, has hereunto set his hand and seal the day and year first above written.

[Signature]

KALPANA PANCHAL, as Trustee of "THE KALPANA PANCHAL REVOCABLE TRUST DATED DECEMBER 10, 1990"

City of Chicago  
Dept. of Finance  
**634586**



Real Estate  
Transfer  
Stamp  
**\$0.00**

12/21/2012 15:36  
dr00111

Batch 5,703,071

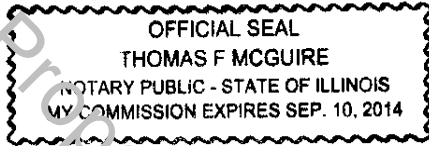
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Thomas F. McGuire, a Notary Public in and for the State and County aforesaid, hereby certify that on this day personally appeared KALPANA PANCHAL, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Trustee, and swore on her oath to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4<sup>th</sup> day of DECEMBER, 2012.

(SEAL)



A handwritten signature in black ink, appearing to read 'T F McGuire', written over a horizontal line.

Notary Public

My Commission Expires: 9/10/2014

SEND SUBSEQUENT TAX BILLS TO:

501 West Erie LLC  
31 Lakeside Drive  
South Barrington, IL 60010

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description

UNIT 602 & PARKING SPACE 4-21 IN ERIE ON THE PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PORTION OF LOTS 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 12 (TAKEN AS A TRACT) IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

NOTE: THE NORTH LINE OF SAID TRACT IS "DUE EAST-WEST" FOR THE FOLLOWING COURSES.

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 8, SAID POINT BEING 41.38 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 34 DEGREES 27 MINUTES 07 SECONDS EAST, 73.29 FEET TO A POINT IN THE EAST LINE OF SAID LOT 7; SAID POINT BEING 60.44 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ALONG SAID EAST LINE OF LOT 7, 3.41 FEET TO A POINT THAT IS 36 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 33 DEGREES 44 MINUTES EAST, 43.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 40 DEGREES 29 MINUTES 40 SECONDS EAST, 23.67 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 24, SAID POINT BEING 56.67 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 34 DEGREES 27 MINUTES 07 SECONDS EAST, 100.34 FEET TO A POINT IN THE EAST LINE OF SAID LOT 26, SAID POINT BEING 82.74 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 04 MINUTES EAST ON THE EAST LINE OF SAID LOT, 17.11 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE DUE WEST ON THE SOUTH LINE OF SAID TRACT, 89.35 FEET TO A POINT THAT IS 54.65 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 21; THENCE NORTH 34 DEGREES 23 MINUTES WEST, 263.79 FEET TO A POINT IN THE CORNER OF SAID LOT; THENCE DUE EAST ON THE NORTH LINE OF SAID TRACT, 100.68 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM ALL THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF THE 18 FOOT WIDE EAST - WEST ALLEY) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2002 AS DOCUMENT NUMBER 0020765722, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly Known As: 501 W. Erie, Unit 602 and Parking Space 4-21, Chicago, IL 60610

PIN: 17-09-122-010-1008 and 17-09-122-010-1287

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## STATEMENT BY GRANTOR AND GRANTEE

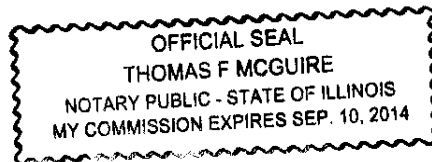
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 18, 2012

Signature *Thomas F. McGuire*  
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 18th day of December, 2012

Notary Public *Thomas F. McGuire*



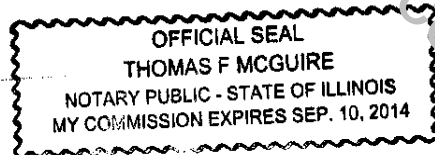
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 18, 2012

Signature *Thomas F. McGuire*  
Grantee's Agent

Subscribed and sworn to before me by the said Agent this 18th day of December, 2012.

Notary Public *Thomas F. McGuire*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)