

BIT (3-28) 4397378 1/3

Please return to:
Dean G. Galanopoulos
340 W. Butterfield
Elmhurst, IL 60126



Doc#: 1309157842 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2013 01:32 PM Pg: 1 of 3

Send subsequent tax bill to:
Lavanya Laxman
207 E. 31st, Unit 3D
Chicago, IL 60616

Prepared by:
Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED

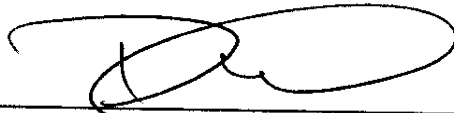
THE GRANTOR, 31ST & INDIANA DEVELOPMENT, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to GRANTEES, LAVANYA LAXMAN, 207 E. 31st Street, Unit 3D, Chicago Illinois 60616, (~~husband and wife~~) ~~not as joint tenants or tenants in common, but as tenants by the entirety~~, of the City of Chicago, Illinois, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto.

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage ditches, feeders and laterals, (i) Environmental No Further Remediation Letter of record, (j) any exceptions to title which are insured over by Title Insurer, (k) encroachment affecting common elements, if any, and (l) Condominium declaration and by-law as recorded and amended.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Dated this 26th day of March 2013

31ST & INDIANA DEVELOPMENT, INC.,
an Illinois Corporation

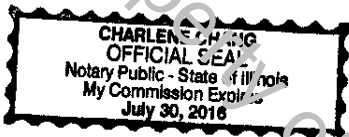
BY: 
DAN MARK, ITS PRESIDENT

UNOFFICIAL COPY

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 DAN MARK, President of 31ST & INDIANA DEVELOPMENT, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice-President, he signed and delivered the said instrument, pursuant to authority given by the Board of Director of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of March 2013.



Charlene Chang

Notary Public

REAL ESTATE TRANSFER 03/26/2013



CHICAGO: \$1,800.00
CTA: \$720.00
TOTAL: \$2,520.00

17-34-103-074-1013 | 20130301604690 | KQL35K

REAL ESTATE TRANSFER 03/26/2013



COOK \$120.00
ILLINOIS: \$240.00
TOTAL: \$360.00

17-34-103-074-1013 | 20130301604690 | 8UGFW7

Property of Cook County Clerk's Office

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LEGAL

UNITS 3D, G-12 AND S-23 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SIGNATURE RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0920816007* IN THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. * as amended from time to time

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR 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.

THERE WAS NO TENANTS PRIOR TO THE RECORDING OF THE DECLARATION AS THIS IS NEW CONSTRUCTION.

P.I.N.: 17-34-103-074-1013, 17-34-103-074-1048 and 17-34-103-074-1059

Commonly known as: 207 E. 31st Street, Unit 3D/G-12 & S-23
Chicago, Illinois 60616