

UNOFFICIAL COPY



WARRANTY DEED

The Grantor, Indra Zimelis, f/k/a Indra Ceplitis, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid do hereby SELL, CONVEY, and WARRANT unto the Grantees, Santhi Yenna and Alagammai ANNAMMAI,

Doc#: 1317634009 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2013 08:32 AM Pg: 1 of 2

the following described real estate situated in the County of Cook:

SEE ATTACHED LEGAL DESCRIPTION.
Address: 474 N. Lake Shore Dr., Unit 2312,
PIN: 17-10-222-007-1090 CHICAGO, IL 60611

Subject to: covenants, conditions, and restrictions of record, public and utility easements, implied or otherwise; general real estate taxes for the year 2012 2nd Installment and for subsequent years for general real estate taxes not due and payable at the time of closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

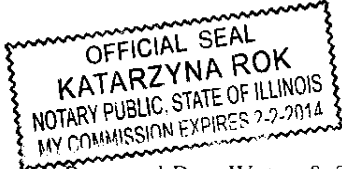
Dated this 20th day of June, 2013.

[Signature]
/s/ Indra Zimelis

[Signature]
/s/ Indra Zimelis f/k/a Indra Ceplitis

[Signature]
/s/ Andris Zimelis, solely for purposes of waiver of Homestead rights
GRANTEE IS PROHIBITED FROM CONVEYING THE PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$202,800.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE
STATE OF IL)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do hereby certify that Indra Zimelis and Andris Zimelis appeared before me and did execute this Warranty Deed, freely and voluntarily, for the uses and purposes therein set forth. Given under my hand and official seal this 20th day of June 2013. 2



[Signature]
BY: _____
Notary Public

Prepared By: Wator & Zac, LLC 111 N. Wabash, Suite 801, Chicago, Illinois 60601
Mail to: Thomas J. Gerzeman
1300 E. IRVING PK RD
Suite 201
STREAMWOOD IL 60073
Send Subsequent Tax bills to:
SANTHI YENNA
4050 MEADOWVIEW DR
ST. CHARLES IL 60175

AB-02839


UNOFFICIAL COPY**PARCEL 1:**



Unit No. 2312 in 474 North Lake Shore Drive, a condominium, as delineated on a Plat of Survey of the following tract of land: Part of Lot 2 in Block 5 in Cityfront Center and part of the Ogden Slip lying southerly of and adjoining said Lot 2, being a part of the North fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership recorded November 10, 2005 as Document No. 0531422075, together with it's undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1 as created by First Amendment to Grant and Declaration of non-exclusive easement from Chicago Dock and Canal Trust to American National Bank and Trust Company of Chicago, as trustee under trust agreement dated May 1, 1986 and known as Trust Number 67050 dated September 30, 1986 and recorded September 30, 1986 as Document No. 86446718 and as amended by first amendment recorded July 15, 1988 as Document No. 88312033 for ingress and egress and navigational purposes.

Property Index Number
17-10-222-007-1090

REAL ESTATE TRANSFER		06/24/2013
	CHICAGO:	\$1,267.50
	CTA:	\$507.00
	TOTAL:	\$1,774.50
17-10-222-007-1090 20130601605984 W03SSJ		

REAL ESTATE TRANSFER		06/24/2013
	COOK	\$84.50
	ILLINOIS:	\$169.00
	TOTAL:	\$253.50
17-10-222-007-1090 20130601605984 RYXDTW		