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Chicago Title Insurance Company

QUIT CLAIM DEED ILLINOIS STATUTORY



1317829043D

Doc#: 1317829043 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2013 01:01 PM Pg: 1 of 4

THE GRANTOR(S), Ratna Gupta, as trustee of The Ratna Gupta Revocable Trust dated 11/3/10, of the City of Basking Ridge, County of Somerset, State of NJ for and in consideration of Ten Dollars in hand paid, CONVEY(S) and Quit Claims to Prague Realty, LLC an Illinois Limited Liability Company, 14 Stone Creek Lane, Basking Ridge, NJ 07920 of the County of Somerset, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

SUBJECT TO:

General real estate taxes not yet due or payable, Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 W. Van Buren Condominiums, including all amendments thereto; Declaration of covenants, conditions, restrictions and easements relating to the commercial property as defined in the Declaration; The Condominium Property Act of Illinois; easements, air rights, covenants, conditions and agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence; leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements as defined in the Declaration; Utility Easements; applicable zoning and building laws or ordinances.

Permanent Real Estate Index Number(s): 17-16-238-022-1621, 17-16-238-022-1812
Address(es) of Real Estate: 235 W. VanBuren, Unit 2706 and P553, Chicago, IL 60607

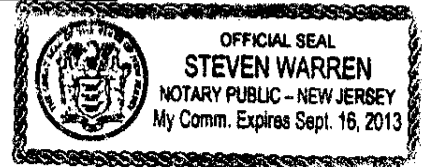
Dated this 14 day of June, 2013

 (SEAL)

Ratna Gupta as trustee of
The Ratna Gupta Revocable Trust dated 11/3/10

UNOFFICIAL COPYSTATE OF NEW JERSEY, COUNTY OF Morris ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ratna Gupta, as trustee of The Ratna Gupta Revocable Trust dated 11/3/10, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of June, 2013

Steve Warren (Notary Public)

EXEMPT UNDER PROVISION OF PARAGRAPH
e, SECTION 4 OF THE REAL ESTATE
TRANSFER ACT.

Date: 6/27/13

Signed: [Signature]
Seller, Buyer, Attorney

Prepared By:
Angela Koconis-Gibson
Attorney At Law
4854 N. Kedvale
Chicago, IL 60630

Mail To:
Prague Realty, LLC
14 Stone Creek Lane
Basking Ridge, NJ 07920

Name & Address of Taxpayer:
Prague Realty, LLC
14 Stone Creek Lane
Basking Ridge, NJ 07920

REAL ESTATE TRANSFER 06/27/2013



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

17-16-238-022-1621 | 20130601607224 | CXSQ8Q

REAL ESTATE TRANSFER 06/27/2013



CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00

17-16-238-022-1621 | 20130601607224 | N7J45U

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EXHIBIT "A"

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

UNIT 2706 AND PARKING UNIT P-553 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, 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 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number:

Property ID: 17-16-238-022-1621 / 17-16-238-022-1812

Property Address:

235 W. Van Buren, Unit 2706 & P-553
Chicago, IL 60607

Property of Cook County Clerk's Office

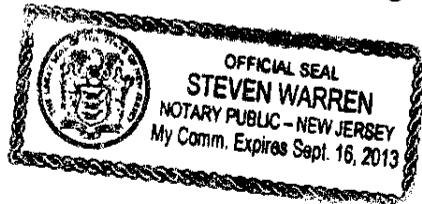
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated June 14, 2013 Signature: Ratna Gupta
RATNA GUPTA Grantor or Agent

Subscribed and sworn to before
Me by the said Ratna Gupta
this 14 day of June
2013.

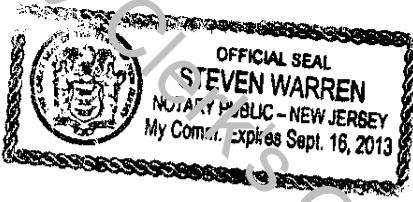


NOTARY PUBLIC Steven Warren

The Grantee or his 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 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.

Date June 14, 2013 Signature: Ratna Gupta
RATNA GUPTA Grantee or Agent

Subscribed and sworn to before
Me by the said Ratna Gupta
This 14 day of June
2013.



NOTARY PUBLIC Steven Warren

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)