

# UNOFFICIAL COPY

NW UND O# AC1314582 (1082)

**PREPARED BY:**

Howard Tennes, Esq.  
350 W. Hubbard Street, Suite 300  
Chicago, Illinois 606054

**WHEN RECORDED**

**RETURN TO:**

Paul Bellisario, Esq.  
Law Offices of Paul Bellisario, Esq.  
~~Unknown, Lisle, IL 60532~~ 1440 MAPLE AVE. 8A  
Lisle, IL 60532



Doc#: 1405612017 Fee: \$42.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 08:35 AM Pg: 1 of 3

**SPECIAL WARRANTY DEED**

THE GRANTOR, GRANT PARK CHICAGO SYNDICATED HOLDINGS III, a Delaware limited liability company, duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to, Shreekant Karmarkar and Savita Karmarkar, as joint tenants with right of survivorship, whose address is 2258 Avalon Drive, Buffalo Grove, IL 60089 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

**FOR LEGAL DESCRIPTION**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 1629 S. Prairie Ave., Dwelling Unit 1807, Garage Units GU-118 & GU-275,  
Chicago, Illinois 60616

P.I.N. No.: 17-22-304-092-1128, 17-22-304-092-1392 & 17-22-304-092-1549  
(Dwelling Unit) (Garage Unit)

**Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT A. The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.**

Dated: January 31, 2014

GRANT PARK CHICAGO SYNDICATED  
HOLDINGS III, LLC

By:   
Print Name: Nick Anderson  
Its: Authorized Agent

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**Send Future Tax Bills To:**  
Shreekant Karmarkar and Savita Karmarkar  
1629 S. Prairie Avenue, Unit 1807  
Chicago, Illinois 60616

DT

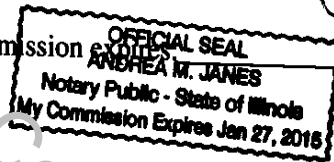
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that NICK ANDERSON as Authorized Agent of Grant Park Chicago Holdings III, LLC personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 31<sup>st</sup> day of January, 2014.

*Andrea M. Janes*  
Notary Public



REAL ESTATE TRANSFER 02/04/2014



CHICAGO: \$2,220.00  
CTA: \$888.00  
TOTAL: \$3,108.00

17-22-304-092-1128 | 20131201606756 | P-TVYB

REAL ESTATE TRANSFER 02/04/2014



COOK \$148.00  
ILLINOIS: \$296.00  
TOTAL: \$444.00

17-22-304-092-1128 | 20131201606758 | 10PEX0

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### Legal Description

#### PARCEL 1:

UNIT 1807, GU-118 AND GU-275 IN 1600 MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0835010078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-128 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0835010078, IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS SET FORTH IN AND CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT 0329632054, IN COOK COUNTY ILLINOIS.

#### SUBJECT TO:

(1) current, non-delinquent real estate taxes and real estate taxes for subsequent years; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions of the Declaration and any amendments thereto; (4) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto; (5) covenants, conditions and restrictions of record; (6) applicable zoning and building laws, ordinances and restrictions; (7) roads and highways, if any; (8) limitations and conditions imposed by the Act; (9) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Dwelling Unit as a residence or the Garage Unit(s), if any, for the parking of one passenger vehicle; (10) installments due after the date of the Closing for assessments established pursuant to the Declaration; (11) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (12) matters over which the Title Company (as defined below) is willing to insure; (13) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (14) Purchaser's mortgage, if any; and (15) leases, licenses and management agreements affecting the Garage Unit(s), if any, and/or the Common Elements.