

# UNOFFICIAL COPY

This Document Prepared By:

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Doc#: 1410819611 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2014 12:24 PM Pg: 1 of 3

And After Recording Return To:

Kevin G. Nieland, Esq.  
Liston & Tsantilis, P.C.  
33 N. LaSalle Street, 28<sup>th</sup> Floor  
Chicago, Illinois 60602

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

The Grantor, **LASALLE 115 HOLDINGS, LLC-SERIES 1**, an Illinois limited liability company, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, in hand paid, **GRANTS, BARGAINS, SELLS AND CONVEYS** to the Grantee **SUSHIL KUMAR, and INDU KUMAR**, as tenants by the entirety, having an address c/o Anjali Gupta, *1075 David Walker Dr. Tavares, FL 32778*, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit (the "Property").

**LOT 12 IN BLOCK 13 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Common Address: 2329 W. Belmont Avenue Chicago, Illinois 60618  
Permanent Index Number: 14-30-100-001-0000

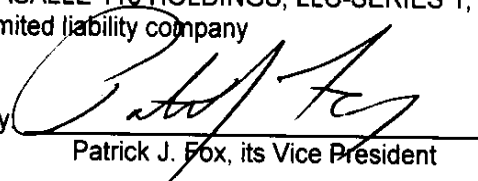
**TO HAVE AND TO HOLD** the Property, together with all and singular the privileges and appurtenances belonging thereto or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 7 day of April, 2014

LASALLE 115 HOLDINGS, LLC-SERIES 1, an Illinois limited liability company

By   
Patrick J. Fox, its Vice President

Box 400-CTCC

Handwritten notes and a table with a grid of boxes, some containing letters like 'Y', 'B', 'N', 'V', 'T', 'H'.

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STATE OF ILLINOIS            )  
   )  
 COUNTY OF COOK            )        SS.

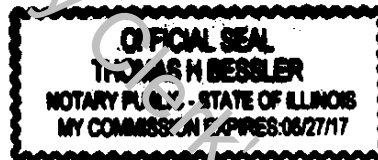
I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Fox, a Vice President of LASALLE 115 HOLDINGS, LLC-SERIES 1,, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and notarial seal, this 7 day of April, 2014.

Thomas H Bessler  
 Notary Public


My commission expires: 6/27/17 [seal]

Mail subsequent tax bills to:  
 Anjali Gupta  
 3150 N. Lake Shore Drive, Apt. 32B  
 Chicago, Illinois 60657



REAL ESTATE TRANSFER		04/11/2014
	COOK	\$352.50
	ILLINOIS:	\$705.00
	<b>TOTAL:</b>	<b>\$1,057.50</b>

14-30-100-001-0000 | 20140401600877 | 11RDX7

REAL ESTATE TRANSFER		04/11/2014
	CHICAGO:	\$5,287.50
	CTA:	\$2,115.00
	<b>TOTAL:</b>	<b>\$7,402.50</b>

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## EXHIBIT A

### PERMITTED EXCEPTIONS

1. Municipal and zoning ordinances and agreements entered under them, agreements with any municipality regarding the development of the Realty, building and use restrictions and covenants, and State and/or Federal statutes and regulations;
2. Recorded easements for the distribution of utility and municipal services;
3. Property taxes and special assessments for the year 2013 (second installment) and subsequent years;
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
7. Acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates.
8. Rights or claims of parties in possession not shown by the public records.
9. Easements, or claims of easements, not shown by the public records.