

UNOFFICIAL COPY



4-25
40011980 (1/2) **GIT**
WARRANTY DEED

Doc#: 1411947028 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2014 11:15 AM Pg: 1 of 2

THE GRANTOR, **VB Investment Partners, LLC**,
an Illinois limited liability company
duly authorized to transact business in the
State of Illinois, for and in consideration of
the sum of TEN AND 00/100 DOLLARS
(\$10.00) and other good and valuable
considerations in hand paid and pursuant
to authority given by the Managers of said
Company, CONVEYS AND WARRANTS
to **Darshil Patel and Janaki Patel, husband and wife**, of the Village of Elk Grove Village,
County of Cook, State of Illinois, not as joint tenants and not as tenants in common, but as
tenants by the entirety, all interest in the following described real estate situated in the County of
Cook, in the State of Illinois, to wit:



**Units 303 and P-14 together with its undivided percentage interest in the common elements
in VB 1224 Lofts Condominium as delineated and defined in the Declaration recorded as
Document No. 0710015038, as amended from time to time, in the Northeast 1/4 of Section 17,
Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County,
Illinois.**

Together with all and singular the hereditaments and appurtenances thereunto belonging,
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 party of the first part, either in law or equity, or, in and to the above described, with the
appurtenances, unto the party of the second part, its heirs and assigns forever.


Grantor, for itself, and its successors, does covenant, promise and agree, to and with the
Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the
premises are, or may be, in any manner encumbered or charged, except as herein recited; and that
it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by,
through or under it, subject to: Covenants, conditions and restrictions of record, public and
utility easements, acts done by or suffered through Buyer, all special governmental taxes and
assessments confirmed and unconfirmed, condominium declaration and by-laws, if any, and
general real estate taxes not yet due and payable at the time of closing.

Permanent Index Nos.: 17-17-117-045-1195 (Unit 303); 17-17-117-045-1105 (P-14)

Property Address: 1224 West Van Buren, Unit 303 and P14, Chicago, Illinois 60607

REAL ESTATE TRANSFER		04/24/2014	
	COOK		\$124.25
	ILLINOIS:		\$248.50
	TOTAL:		\$372.75

17-17-117-045-1195 | 20140401605660 | PB2UUC


REAL ESTATE TRANSFER		04/24/2014	
	CHICAGO:		\$1,863.75
	CTA:		\$745.50
	TOTAL:		\$2,609.25

17-17-117-045-1195 | 20140401605660 | D4WLZR

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, Member, this 24th day of April, 2014.

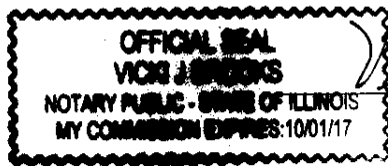
VB Investment Partners, LLC,
an Illinois limited liability company

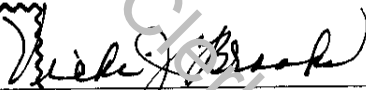
By: 
James M. Engel, Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Member of VB Investment Partners, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Member, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, 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 24th day of April, 2014.




Notary Public

My commission expires on _____, 20__.

This instrument was prepared by: VB Investment Partners, LLC, 910 West Van Buren, PMB#403, Chicago, Illinois 60607

PLEASE PRINT NAME AND ADDRESS FROM INSTRUMENT

Mail to:

Send subsequent tax bills to:

GARY LUNDEEN
806 E. WYCKE RD.
ROSELIE IL 60172
FACE# 14098

MR & MRS DARSHIL PATEL
1224 W. VAN BUREN # 303
CHICAGO IL 60607