

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS, OJASH BHAGWAKAR and SONIA BHAGWAKAR, husband and wife, of 889 Clover Ridge Lane, City of Itasca, County of DuPage, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

SONIA BHAGWAKAR or OJASH BHAGWAKAR, Trustees, or their successors in trust, under the SONIA BHAGWAKAR LIVING TRUST, dated August 30, 2011, and any amendments thereto, of 889 Clover Ridge Lane, Itasca, County of DuPage, State of IL, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:



Doc#: 1412639028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2014 11:10 AM Pg: 1 of 3

(Above Space For Recorder's Use Only)

Exempt under Paragraph E, ILCS 200, Section 31-45 (Real Estate Transfer Tax Law)

Date: 1/30/12 Name:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Property Address: 1 E 8th Street, Unit 804, Chicago, IL 60605
Permanent Index Number: 17-15-304-054 and 17-15-304-056

with full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate in the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

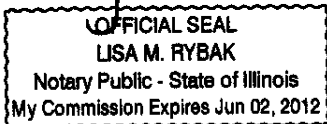
DATED this 30th day of January, 2012.
 (Seal) (Seal)
OJASH BHAGWAKAR SONIA BHAGWAKAR

State of IL)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that OJASH BHAGWAKAR and SONIA BHAGWAKAR, husband and wife, personally known to me to be the same persons whose names are 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 notarial seal, this 30th day of January, 2012.

Notary Public



This Instrument Was Prepared By and Mail To:
Sameer Chhabria
Law Offices of Sameer Chhabria
111 N. Wabash Ave., Suite 1622
Chicago, IL 60602

Taxpayer and Send All Subsequent Tax Bills To:
Ojash and Sonia Bhagwakar
889 Clover Ridge Lane
Itasca, IL 60143

City of Chicago
Dept. of Finance
665993



Real Estate
Transfer
Stamp
\$0.00

5/6/2014 10:21
DR43142

Batch 8,021,543

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"EXHIBIT A"

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 804 IN THE ONE PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0824931090 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT NO. 0624118065, AMENDED BY DOCUMENT NO. 0701222056, INSPECTION EASEMENT RECORDED AS DOCUMENT NO. 0711649067, DECLARATION OF CONSTRUCTION AND ACCESS EASEMENTS, COVENANTS AND CONDITIONS RECORDED AS DOCUMENT NO. 0724149034, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0824931089, IN COOK COUNTY, ILLINOIS.

"SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED SEPTEMBER 5, 2008 AS DOCUMENT NO. 0824931089, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO, GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND."

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE: "GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN."

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

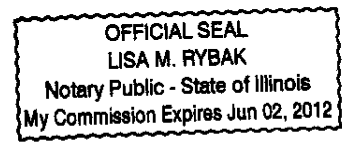
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms and verifies that the name of the grantor 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, or other 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.

Dated: 1/25/2012 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 25th day of January, 2012.

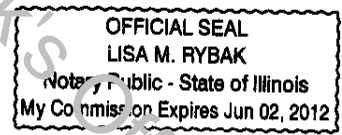


Lisa M Rybak
Notary Public

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, or other 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.

Dated: 1/25/2012 Signature: [Signature]
verified 1/30/2012-LMR Grantee or Agent

Subscribed and sworn to before me this 30th day of January, 2012.



Lisa M Rybak
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)