

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS



Doc#: 1426719118 Fee: \$40.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2014 01:28 PM Pg: 1 of 2

Property of Cook County Clerk's Office

THE GRANTOR(s) James M. Marth and Carol A. Marth, as <sup>husband + wife</sup> joint tenants, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee(s)) Shikha Bhan as of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2013 and subsequent years; covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-10-107-018-1360 and 17-10-107-018-1131

Address(es) of Real Estate: 2 East Erie Unit 2612 + 6504  
Chicago, IL 60611

*James M Marth*

The date of this deed of conveyance is

James M. Marth

*Carol A Marth*

Carol A. Marth

FIDELITY NATIONAL TITLE

02020836

7 of 2

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James A. Marth and Carol A. Marth, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 on 8/19/14.

*Christine E. Gentile*

Notary Public

REAL ESTATE TRANSFER TAX	08-Sep-2014
COUNTY:	183.75
ILLINOIS:	367.50
TOTAL:	551.25

REAL ESTATE TRANSFER TAX	08-Sep-2014
CHICAGO:	2,756.25
CTA:	1,102.50
TOTAL:	3,858.75



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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

ORDER NUMBER: 2011 052020836 UOC  
STREET ADDRESS: 2 E. ERIE STREET  
UNIT 2612 and G501

CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-10-107-018-1131 and 17-10-107-018-1380

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 2612 AND GARAGE UNIT G-501 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 101, IN THE 2 EAST ERIE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 7 AND 8 TOGETHER WITH THE WEST 30 FEET OF LOT 9 IN BLOCK 39 OF ASSESSOR'S DIVISION OF PARTS OF BLOCKS 33 AND 53, AND BLOCKS 39, 36 AND 47 IN KINZIES ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1860, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2005 AS DOCUMENT NUMBER 0513022149, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED COMPANY AND THE CHICAGO AND NORTHEAST ILLINOIS COUNCIL OF CARPENTERS DATED MARCH 27, 2000 AND RECORDED APRIL 7, 2000 AS DOCUMENT NUMBER 00246970, OVER THE LAND DESCRIBED THEREIN, AND SUBJECT TO ITS TERMS, INCLUDING THOSE PURSUANT TO SECTIONS 3.2 THROUGH 3.9, AND 21.3 BY SAID AGREEMENT.

#### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SUB-RECIPROCAL EASEMENT AGREEMENT PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 2 EAST ERIE, CHICAGO, ILLINOIS, MADE BY STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED AS OF MAY 9, 2005 AND RECORDED MAY 9, 2005 AS DOCUMENT NUMBER 0512904178 FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSON, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS, UTILITIES OR OTHER SERVICES, ENCROACHMENTS AND MAINTENANCE OF FACILITIES.

NOTE: PROPERTY IS ALSO KNOWN AS: 2 E ERIE ST APT 2612, CHICAGO, IL 60611

FUTURE TAX BILL:

SHIKHA BHAN  
2 E. ERIE  
# 2612  
CHICAGO, IL 60611

MAIL ADD TO:

CERVANTES + COFFI  
111 W. WASHINGTON #1201  
CHICAGO, IL 60602