

# UNOFFICIAL COPY



16159040120

**WARRANTY DEED**  
Statutory (ILLINOIS)

Doc#: 1615904012 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/07/2016 09:51 AM Pg: 1 of 4

THE GRANTOR (Name and Address)

**Magallanes Properties LLC**  
225 North Columbus Drive, Suite 100,  
Chicago, Illinois 60601

1/2 1669761

A limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ashvin Garlapati and Ramya Tripuraneni ("Grantee") not as joint tenants but as tenants in common, 225 N. Columbus Drive, #7505, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

225 N. Columbus Drive, Unit 7505 and LL2-21, Chicago, Illinois 60601 of the County of Cook, more particularly described on Exhibit A, attached hereto and made a part hereof.

SUBJECT TO:

General Real Estate taxes for the 2nd installment of 2015 and subsequent years; Rights of the public, the State of Illinois and the Municipality in and to that part of the land, in any, taken or used for road purposes.

Permanent Index Number(s) 17-10-318-076-1216; 17-10-318-076-1475

Address(es) of Real Estate: 225 N. Columbus Drive, #7505, LL2-21, S-49, Chicago, Illinois 60601

The grantor is hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated May 31, 2016

Magallanes Properties LLC  
An Illinois limited liability company

By: \_\_\_\_\_

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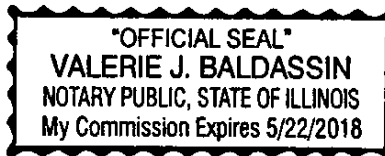
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STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that David Carlins, a manager of **Magallanes Properties LLC**, an Illinois limited liability company, is personally known to me to be the same person(s) whose names is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31<sup>st</sup> day of May, 2016

Valerie J. Baldassin  
Notary Public



This instrument was prepared by:


Margaret M. Cahill  
225 North Columbus Drive, Suite 100  
Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

Ashvin Garlapati  
225 N. Columbus Dr. #7505  
Chicago, IL 60601



SEND SUBSEQUENT TAX BILLS TO:

Ashvin Garlapati  
225 N. Columbus Dr. #7505  
Chicago, IL 60601

<b>REAL ESTATE TRANSFER TAX</b>		06-Jun-2016
	<b>CHICAGO:</b>	14,325.00
	<b>CTA:</b>	5,730.00
	<b>TOTAL:</b>	20,055.00 *

17-10-318-076-1216 | 20160501611338 | 1-395-177-792

\* Total does not include any applicable penalty or interest due.

<b>REAL ESTATE TRANSFER TAX</b>		07-Jun-2016
	<b>COUNTY:</b>	955.00
	<b>ILLINOIS:</b>	1,910.00
	<b>TOTAL:</b>	2,865.00

17-10-318-076-1216 | 20160501611338 | 0-677-479-744

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## EXHIBIT A

**PARCEL 1: UNIT 7505 AND PARKING SPACE UNIT LL2-21 IN THE AQUA AT LAKESHORE EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**PARTS OF LOTS 1, 1A, 2, 3A AND 3B IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2009 AS DOCUMENT NO. 0925316039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062 AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST LLC DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 00714220037 AND THE**

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SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND THE AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102 AND THE TENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 18, 2013 AND RECORDED APRIL 23, 2013 AS DOCUMENT 1311318049 AND THE ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 16, 2014 AND RECORDED JANUARY 16, 2014 AS DOCUMENT NUMBER 1401644060.

PARCEL 3: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 4, 2009 AS DOCUMENT 0915534060 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 10, 2009 AS DOCUMENT 0925316038 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 3, 2010 AS DOCUMENT 1030734054 AND AS FURTHER AMENDED BY SPECIAL AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 30, 2010 AS DOCUMENT 1036410039 AND AS FURTHER AMENDED BY THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 2, 2011 AS DOCUMENT 1112218070 AND AS FURTHER AMENDED BY SECOND SPECIAL AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JANUARY 22, 2013 AS DOCUMENT 1302231031, FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.