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Doc#: 1624615111 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/02/2016 01:03 PM Pg: 1 of 6

**After Recording Return**  
Redstone, LLC  
240 E 27<sup>th</sup> St Apt 7  
New York, NY 10016

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**  
Redstone, LLC  
240 E 27<sup>th</sup> St Apt 7  
New York, NY 10016

File #: OSLAW-43200

This space for recording information only

## SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED executed this 06 day of AUGUST, 2016, by and between K. VENKATARAMAN and NANDINI V. RAMAN, whose address is 15310 W. Clover Lane, Libertyville, IL 60048, hereinafter called GRANTORS, grant to REDSTONE, LLC, A Delaware Limited Liability Company, whose address is 240 E 27<sup>th</sup> Street, Apartment 7, New York, NY 10016, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTORS" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTORS, for and in consideration of the sum of \$ (61,239.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:



**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**


Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Sellers make no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To have and to hold, the same in fee simple forever.

*Br*

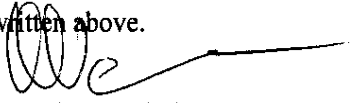
<b>REAL ESTATE TRANSFER TAX</b>		02-Sep-2016
	COUNTY:	31.75
	ILLINOIS:	63.50
	<b>TOTAL:</b>	<b>95.25</b>
17-04-221-063-1062   20160901653378   0-200-809-280		

<b>REAL ESTATE TRANSFER TAX</b>		02-Sep-2016
	CHICAGO:	476.25
	CTA:	190.50
	<b>TOTAL:</b>	<b>666.75 *</b>
17-04-221-063-1062   20160901653378   1-552-010-048		
* Total does not include any applicable penalty or interest due.		

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And the Grantors hereby covenant with said GRANTEE that the Grantors is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.


  
\_\_\_\_\_  
K. VENKATARAMAN

  
\_\_\_\_\_  
NANDINI V. RAMAN

STATE OF IL. )  
COUNTY OF COOK )

The foregoing instrument was hereby acknowledged before me this 8 day of AUGUST, 2016, By: K. VENKATARAMAN and NANDINI V. RAMAN, who is personally known to me or who has produced ILL. DRIVER LICENSE, as identification, and who signed this instrument willingly.



  
\_\_\_\_\_  
Notary Public  
My commission expires: 6-24-19

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A"

ADDRESS : 1250 N LASALLE DR #806, CHICAGO, COOK,IL 60610  
PARCEL IDENTIFICATION NUMBER : 17-04-221-063-1062 & 17-04-221-063-1350  
CLIENT CODE : 43200

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 806 AND UNIT P-345 IN 1250 NORTH LASALLE CONDOMINIUM AS DELINEATED ON AND DEFINED ON THAT PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:PART OF LOTS 1 TO 5 INCLUSIVE, IN DICKINSON, MULLER AND MCKINLAY'S SUBDIVISION OF SUB-LOT 21 IN THE RESUBDIVISION OF LOT 43 (EXCEPT THE NORTH 120 FEET THEREOF) AND OF SUB-LOTS 1 TO 21 BOTH INCLUSIVE IN REEVE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO; AND THE EAST 101 FEET OF LOTS 59 AND 60 IN SAID BRONSON'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT, HOWEVER, THAT PART OF SAID PREMISES LYING BETWEEN THE WEST LINE OF LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET) IN COOK COUNTY, ILLINOIS. ALSO PARTS OF LOTS 15 TO 20 INCLUSIVE, IN THE RESUBDIVISION OF LOT 43 (EXCEPT THE NORTH 120 FEET THEREOF) AND OF SUB-LOTS 1 TO 21, BOTH INCLUSIVE, IN REEVE'S SUBDIVISION OF LOTS 44, 47, 48, 57 AND 58 IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT, HOWEVER, FROM SAID PREMISES THAT PART THEREOF LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET, CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 19, 1931 AND RECORDED DECEMBER 22, 1931 AS DOCUMENT NUMBER 110222566) IN COOK COUNTY ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2000 AS DOCUMENT NUMBER 00745214, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AIR RIGHTS AS DISCLOSED BY DECLARATION OF EASEMENTS AND RESTRICTIONS DATED SEPTEMBER 5, 2000 AND RECORDED SEPTEMBER 15, 2000 AS DOCUMENT NUMBER C 00718025 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED NOVEMBER 29, 2000 AS DOCUMENT NUMBER 00935984.  
PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS AS DISCLOSED BY AGREEMENT AND DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 23, 2003

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AND RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NUMBER 0326931151 MADE BY 1250 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND 1250 NORTH LASALLE CONDOMINIUM ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.

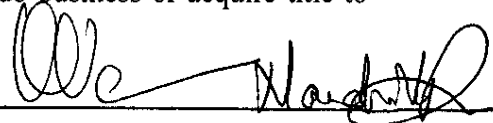
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Dated AUGUST 06, 2016 Signature: \_\_\_\_\_



Grantor or Agent

Subscribed and sworn to before

Me by the said K. VENKATARAMAN NANDINI V. RAMAN  
this 6 day of AUGUST,  
2016.



NOTARY PUBLIC Perry Teichman

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 a partnership authorized to do business or 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.

Date \_\_\_\_\_, 20\_\_\_\_ Signature \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before

Me by the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

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

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_ Signature:

\_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before

Me by the said \_\_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_,  
20 \_\_\_\_.

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 a partnership authorized to do business or 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.

Date August 2, 20 16 Signature:

[Signature]

Grantee or Agent

Subscribed and sworn to before

Me by the said Everett Indart  
This 2<sup>nd</sup> day of August,  
20 16.

**CHERIE TANIKA HARRIS**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01HA6270739**  
**Qualified In New York County**  
**My Commission Expires October 22, 2016**

NOTARY PUBLIC Cherie Harris

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