

# UNOFFICIAL COPY

Saturn Title LLC  
1618463



\*17052490211\*

Doc# 1705249021 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 09:05 AM PG: 1 OF 3

10F2

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

~~WARRANT~~  
**TRUSTEE'S Deed**  
Statutory (Illinois)

THE GRANTOR(S) Mary Creamer as Successor Trustee under the James Griffin Trust,  
of the City of Chicago, State of IL, for and in consideration of Ten Dollars  
(\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Visweswara  
Gudipati and Nagendra Gudipati, An Unmarried Man of 5215 N. Christiana, Chicago, IL  
60625, A married MAN

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE  
ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the  
"Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of  
Illinois.


Subject, however, to the general taxes for the year of 2016 2ND and thereafter, to all instruments, covenants,  
restrictions, conditions, exceptions and liens of record, and ~~subject to the rights or claims of parties in possession~~  
~~under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or~~  
~~exceptions which an accurate survey or inspection of the above described Property would show.~~

Permanent Index Number(s): 12-11-119-020-1052

Property Address: 5317 N. Delphia Ave., Unit 118, Chicago, IL 60656

Dated this 6TH day of Feb, 2017.



Mary Creamer as Successor Trustee under  
the James Griffin Trust

REAL ESTATE TRANSFER TAX	14-Feb-2017
 CHICAGO:	802.50
CTA:	321.00
TOTAL:	1,123.50 *

12-11-119-020-1052 | 20170201611649 | 0-344-613-568

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

Mary Creamer  
By Mary Creamer SUCCESSOR  
TRUSTEE

REAL ESTATE TRANSFER TAX	14-Feb-2017
 COUNTY:	53.50
 ILLINOIS:	107.00
TOTAL:	160.50

12-11-119-020-1052 | 20170201611649 | 0-156-492-480

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Mary Creamer as Successor Trustee under the James Griffin Trust**, 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 notarial seal, this 6<sup>th</sup> day of Feb, 2017.



Notary Public

My commission expires: \_\_\_\_\_


**THIS DOCUMENT PREPARED BY:**

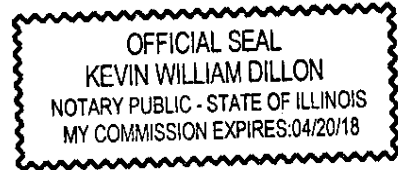
Jamie Dillon Falardeau  
6650 N. Northwest Highway #300  
Chicago, IL 60631

**MAIL TAX BILL TO:**

Visweswara Gudipati and Nagendra Gudipati  
~~5215 N. Christiana~~ 5317 N DELPHIA #118  
~~Chicago, IL 60625~~ CHICAGO IL 60657

**MAIL RECORDED DEED TO:**

Visweswara Gudipati and Nagendra Gudipati   
~~5215 N. Christiana~~  
~~Chicago, IL 60625~~



Property of Cook County Clerk's Office

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## Legal Description:

UNIT NUMBER 118 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOT 4 IN ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1, IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION 965.76 FEET THENCE SOUTH 468.26 FEET TO A POINT OF BEGINNING OF LAND TO BE DESCRIBED: THENCE SOUTH 159.0 FEET OF THE SOUTH LINE OF SAID LOT 4: THENCE NORTH 89 DEGREES 58 MINUTES WEST 309.40 FEET TO THE SOUTH WEST CORNER OF SAID LOT 4; THENCE NORTH 1 DEGREE 38 MINUTES 10 SECONDS EAST 158.98 FEET; THENCE EAST 304.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MCNERNEY-GOSLIN INCORPORATED, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22199542; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 12-11-119-020-1052

Property Address:  
5317 N. Delphia Ave., Unit 118  
Chicago, IL 60656

## Trustee's Deed

TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.