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WARRANTY DEED

Statutory (Illinois)



1711604069I

Doc# 1711604069 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 11:16 AM PG: 1 OF 3

Mail to: Daniel G. Quinn

Daniel G. Quinn P.C.

4479 Central Avenue

Western Springs, IL 60558

Name & Address of Taxpayer:

Neelam Seth

600 N. Lake Shore Drive

Unit 2607

Chicago, IL 60611

FIRST AMERICAN TITLE

FILE # 2841009

THE GRANTORS Darioush Sanandaji and Martha Sanandaji, husband and wife

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 DOLLARS

as Trustee of the Neelam Seth Trust, Dated December 20, 2016

CONVEY AND WARRANT to Neelam Seth, ~~Trustee~~

600 N. Lake Shore Drive, Unit 2607, Chicago, IL 60611

Grantee Address

City

State

Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 2607 together with the exclusive right to use Parking Space P-911 and Storage Locker SL-2607, both Limited Common Elements in 600 North Lake Shore Drive Condominium, as delineated on the Plat of Survey of the following described parcels of land:

That part of Lots 17 and 28 (except the part of Lot 28 taken in Condemnation Case 82L111163) in Block 31 in Circuit Court Partition of Ogden Estates Subdivision of parts of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in the North half of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit D to the Declaration of Condominium recorded October 2, 2007 as Document Number 0727515047, as amended from time to time, together with their undivided percentage interest in the Common Elements.

SEE EXHIBIT "A" attached hereto for Trustee's powers.

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

Permanent Index Number: 17-10-208-020-1277

Property Address: 600 N. Lake Shore Drive, Unit 2607, Chicago, IL 60611

DATED this 19th day of April, 2017.

Darioush Sanandaji

Martha Sanandaji

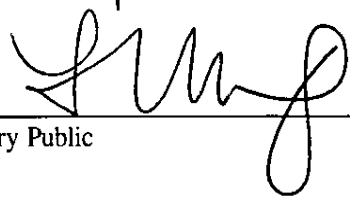
SY
P3
SN
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UNOFFICIAL COPY

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 Darioush Sanandaji and Martha Sanandaji, 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 17th day of April, 2017.

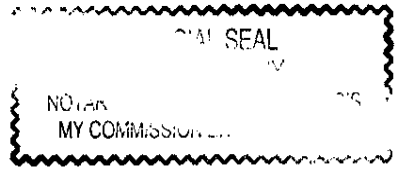



Notary Public





(Seal)

NAME AND ADDRESS OF PREPARER:
Melissa H. DeVries
Hoogendoorn and Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107



REAL ESTATE TRANSFER TAX		24-Apr-2017
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
17-10-208-020-1277 20170401641018 1-396-466-112		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		24-Apr-2017
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
17-10-208-020-1277 20170401641018 0-726-213-056		

Property of Cook County Clerk's Office

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EXHIBIT "A"

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.