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Chicago Title Insurance Company
SPECIAL WARRANTY DEED

Doc#: 1720508083 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2017 09:57 AM Pg: 1 of 3

Dec ID 20170701691185
ST/CO Stamp 1-374-174-656 ST Tax \$325.00 CO Tax \$162.50
City Stamp 2-014-621-120 City Tax: \$3,412.50

1063/hoay
17PSA 2-17-12-2017-1063/hoay

THIS INDENTURE, made this 18 day of July, 2017, between K M GRAND LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, County of Cook and duly authorized to transact business in the State of Illinois, party of the first part, and Kinjal B. Patel, single, and Kalpana Patel, married, as joint tenants with the right of survivorship, of the City of Chicago, State of Illinois, parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, by these presents does **RELMISE, RELEASE, ALIEN AND CONVEY** unto the said parties of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Legal Description attached hereto as Exhibit A.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.


Permanent Real Estate Index Number(s): 17-09-241-036-1105
Address(es) of Real Estate: 545 N. Dearborn Street, Unit W-1809, Chicago, IL 60654

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said parties of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

In Witness Whereof, said party of the first part has caused their name to be signed to these presents by its Member, the day and year first above written.

K M GRAND LLC, an Illinois limited liability company

By 
Kenneth G. Cohen, its Member

Chicago Title

Chicago Title

Handwritten mark

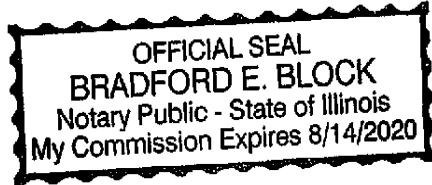
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STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that Kenneth G. Cohen, personally known to me to be a Member of KM GRAND LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Member, he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 2017.

 (Notary Public)






Prepared By: Louis H. Levinson, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602

Mail To:

Richard Duffin
Duffin & Dore
1900 Ravinia Place
Orland Park, IL 60462

Name & Address of Taxpayer:
Kinjal B. Patel and Kalpana Patel
545 N. Dearborn, Unit W-1809
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		24-Jul-2017
		COUNTY: 162.50
		ILLINOIS: 325.00
		TOTAL: 487.50
17-09-241-036-1105 20170701691185 1-374-174-656		

REAL ESTATE TRANSFER TAX		24-Jul-2017
		CHICAGO: 2,437.50
		CTA: 975.00
		TOTAL: 3,412.50 *
17-09-241-036-1105 20170701691185 2-014-621-120		

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

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 17PSA217127LP

For APN/Parcel ID(s): 17-09-241-036-1105

PARCEL 1:

UNIT NUMBER W1809 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.