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WARRANTY DEED

Doc# 1805942078 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2018 02:04 PM PG: 1 OF 3

RECORDER'S USE ONLY

CT

17NW7129629NS

GRANTOR, Tammaji P. Kulkarni & Sucheta T. Kulkarni, as Co-Trustees of the Kulkarni Revocable Trust dated November 6, 2009, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE**, USEF GC Century Tower, LLC a Delaware limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 17-09-413-014-1026
Address of Real Estate: 182 W Lake St #413, Chicago, IL 60601

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 Grantor will **WARRANT** and **DEFEND** the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Trustee's Deed to be effective this 11 day of January, 2018

Tammaji P. Kulkarni

Sucheta T. Kulkarni

Tammaji P. Kulkarni & Sucheta T. Kulkarni, as Co-Trustees of the Kulkarni Revocable Trust dated November 6, 2009

STATE OF IL)
COUNTY OF Cook) SS.

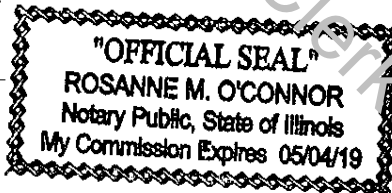
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Tammaji P. Kulkarni & Sucheta T. Kulkarni**, not individually but as trustees for the Kulkarni Revocable Trust dated November 6, 2009, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as of their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of January, 2018

Rosanne M. O'Connor

NOTARY PUBLIC

My commission expires: 5/4/19



Prepared By:

Scott A. Weinstein, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

REAL ESTATE TRANSFER TAX		27-Feb-2018
	CHICAGO:	1,323.75
	CTA:	523.50
	TOTAL:	1,853.25 *

17-09-418-014-1026 | 20180101684295 | 0-826-939-936

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

After Recording Mail to:

Bronson & Kahn LLC
150 N. Wacker Dr. #1400
Chicago, IL 60606

REAL ESTATE TRANSFER TAX		27-Feb-2018
	COUNTY:	88.25
	ILLINOIS:	176.50
	TOTAL:	264.75

17-09-418-014-1026 | 20180101684295 | 0-156-328-992

Send Subsequent Tax Bills to:

USEF GC Century Tower, LLC
625 North Michigan Ave.
Suite 2000
Chicago, IL 60611

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 413 IN THE CENTURY TOWER PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN METROPOLITAN'S RESUBDIVISION OF LOT 5 IN BLOCK 19 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634109069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 182 WEST LAKE, CHICAGO, ILLINOIS, RECORDED AS DOCUMENT NUMBER 0634109064.

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