

# UNOFFICIAL COPY

WARRANTY DEED



\*1805942080\*

Doc# 1805942080 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2018 02:05 PM PG: 1 OF 4

RECORDER'S USE ONLY

CT

MNW 7129631NS

**GRANTORS**, Jabirul Quadir, and Anees Fatima, a married couple, as tenants by the entirety, 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: **17-09-418-014-1028**  
Address of Real Estate: **182 W Lake St Unit 415, 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:

THIS IS NOT A HOMESTEAD PROPERTY

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RECEIVED IN BAD CONDITION

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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 Warranty Deed to be effective this \_\_\_ day of \_\_\_\_\_, 20\_\_ 10 JAN 2018

*Anees Fatima*

**Anees Fatima**

STATE OF United Arab Emirates  
~~Consular District of the~~ } **S.S.**  
Consulate General of the  
COUNTY OF United States of America  
at Dubai }

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Anees Fatima**, 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 their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of 10 JAN 2018, 20\_\_.

*Steven G Shayman*

NOTARY PUBLIC

**INDEFINITELY**

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

**Steven G Shayman**  
Consular Associate of the United States Of America  
U.S. Consulate General, Dubai



# UNOFFICIAL COPY

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 Warranty Deed to be effective this \_\_\_ day of \_\_\_\_\_, 20\_\_.

10 JAN 2018

Jabirul Quadir

STATE OF United Arab Emirates } S.S.  
Consular District of the  
Consulate General of the  
COUNTY OF United States of America  
at Dubai )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Jabirul Quadir**, 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 their free and voluntary act for the uses and purposes therein set forth.

10 JAN 2018

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC **INDEFINITELY**  
My commission expires: \_\_\_\_\_

**Steven G Shayman**  
Consular Associate of the United States Of America  
U.S. Consulate General, Dubai

Prepared By:


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

After Recording Mail to:



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

Send Subsequent Tax Bills to:

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

REAL ESTATE TRANSFER TAX		27-Feb-2018
	CHICAGO:	1,155.00
	CTA:	462.00
	<b>TOTAL:</b>	<b>1,617.00 *</b>

17-09-418-014-1028 | 20180101684323 | 1-968-268-320  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Feb-2018
	COUNTY:	77.00
	ILLINOIS:	154.00
	<b>TOTAL:</b>	<b>231.00</b>

17-09-418-014-1028 | 20180101684323 | 0-721-626-656

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

UNIT 415 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.

Property of Cook County Clerk's Office