

# UNOFFICIAL COPY



\*1806042020\*

WARRANTY DEED

Doc# 1806042020 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2018 11:24 AM PG: 1 OF 5

RECORDER'S USE ONLY

CT

17NW129801NS

GRANTORS, Varsha Vishnu Shah, Rani Shah, and Vishnu Shah, as joint tenants, 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: 17-09-418-014-1198

Address of Real Estate: 182 W Lake St Unit 1605, 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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~~THIS IS NOT HOMESTEAD PROPERTY~~

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REAL ESTATE TRANSFER TAX		27-Feb-2018
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00
17-09-418-014-1198   20180101687694   1-841-473-056		

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

REAL ESTATE TRANSFER TAX		27-Feb-2018
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
17-09-418-014-1198   20180101687694   0-915-741-728		

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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 7<sup>th</sup> day of Jan, 2018.

Varsha Vishnu Shah  
Varsha Vishnu Shah

STATE OF Wisconsin )  
COUNTY OF Walworth ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Varsha Vishnu Shah**, 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 7<sup>th</sup> day of January, 2018.

David Watson

NOTARY PUBLIC  
My commission expires: Does not expire

Prepared By:

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

DAVID WATSON  
Notary Public  
State of Wisconsin

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

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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 7th day of January, 2018.

R. V. Shah  
Rani Shah

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Rani Shah**, 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 7th day of January, 2018.

David Watson  
NOTARY PUBLIC  
My commission expires: Does not expire

DAVID WATSON  
Notary Public  
State of Wisconsin

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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 7<sup>th</sup> day of JANUARY, 2018

*Vishnu Shah*  
Vishnu Shah

STATE OF Wisconsin )  
COUNTY OF Milwaukee ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Vishnu Shah**, 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 7<sup>th</sup> day of January, 2018.

*David Watson*  
NOTARY PUBLIC  
My commission expires: Does not expire

DAVID WATSON  
Notary Public  
State of Wisconsin

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## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 1605 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