

# UNOFFICIAL COPY

WARRANTY DEED (Illinois)

728017 / 3

THIS DEED is made as of the 31 day of Nov, 2018, by and between



\*1816619034D\*

Doc# 1816619034 Fee \$46.00

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2018 01:34 PM PG: 1 OF 5

**KEEPER PROPERTY HOLDINGS LLC**

An Illinois Limited Liability Company  
("Grantor," whether one or more),

and

**MARIA UNWALA & KAYRUS UNWALA**

Married to each other as Tenants by the  
Entirety  
("Grantee," whether one or more).

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**COMMONLY KNOWN AS: 462 N MAY ST., UNIT 1, CHICAGO, IL 60642**

**P.I.N.: 17-08-246-018-0000 (Affects Lot 4) / 17-08-246-019-0000 (Affects all of Lot 5)**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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 DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2016 and subsequent years.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

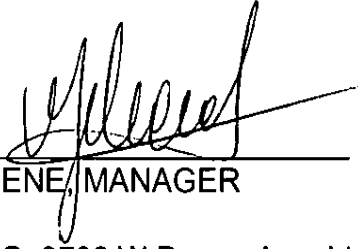
THE TENANT OF UNIT, IF ANY, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Handwritten initials

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 31 day of May, 2018.

KEEPER PROPERTY HOLDINGS LLC  
By Its Manager  
MIHAI LEHENE



MIHAI LEHENE, MANAGER

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: \_\_\_\_\_  
\_\_\_\_\_

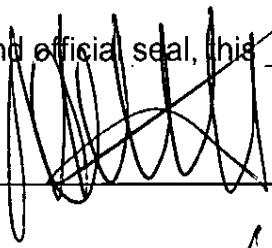
SEND SUBSEQUENT TAX BILLS TO: 462 N. May Street, Unit 1  
Chicago, IL 60642

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

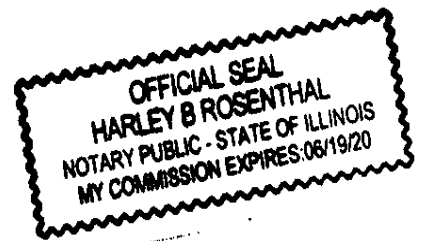
STATE OF ILLINOIS }  
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MIHAI LEHENE, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of May, \_\_\_\_\_

Notary Public \_\_\_\_\_  


My Commission Expires: 6-19-20



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## LEGAL DESCRIPTION

OF

462 N MAY ST., UNIT 1, CHICAGO, IL 60642

PARCEL INDEX NUMBER: 17-08-246-018-0000, VOLUME 589. (AFFECTS LOT 4) / 17-08-246-019-0000, VOLUME 589. (AFFECTS ALL OF LOT 5),

PARCEL 1: UNIT 1 IN 462 N MAY CONDOMINIUMS ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN BLOCK 9 IN OGDEN'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND NORTH 1 FOOT OF THE WEST 22 FEET OF LOT 5 IN BLOCK 9 IN OGDEN ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY KEEPER PROPERTY HOLDINGS LLC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 1813819033 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 3 ~~AND STORAGE SPACE S- AND ROOF AREA R-~~, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 1813819033.

Property of Cook County Clerk's Office

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## REAL ESTATE TRANSFER TAX

04-Jun-2018



**CHICAGO:**

8,268.75

**CTA:**

3,307.50

**TOTAL:**

11,576.25 \*

17-08-246-018-0000 | 20180601689325 | 1-858-485-536

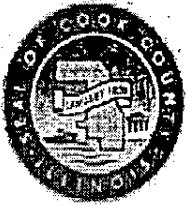
\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

04-Jun-2018



<b>COUNTY:</b>	551.25
<b>ILLINOIS:</b>	1,102.50
<b>TOTAL:</b>	1,653.75

17-08-246-018-0000

| 20180601689325 |

1-184-095-520