

# UNOFFICIAL COPY

Special Warranty Deed  
ILLINOIS



Doc# 1830349112 Fee \$42.00

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

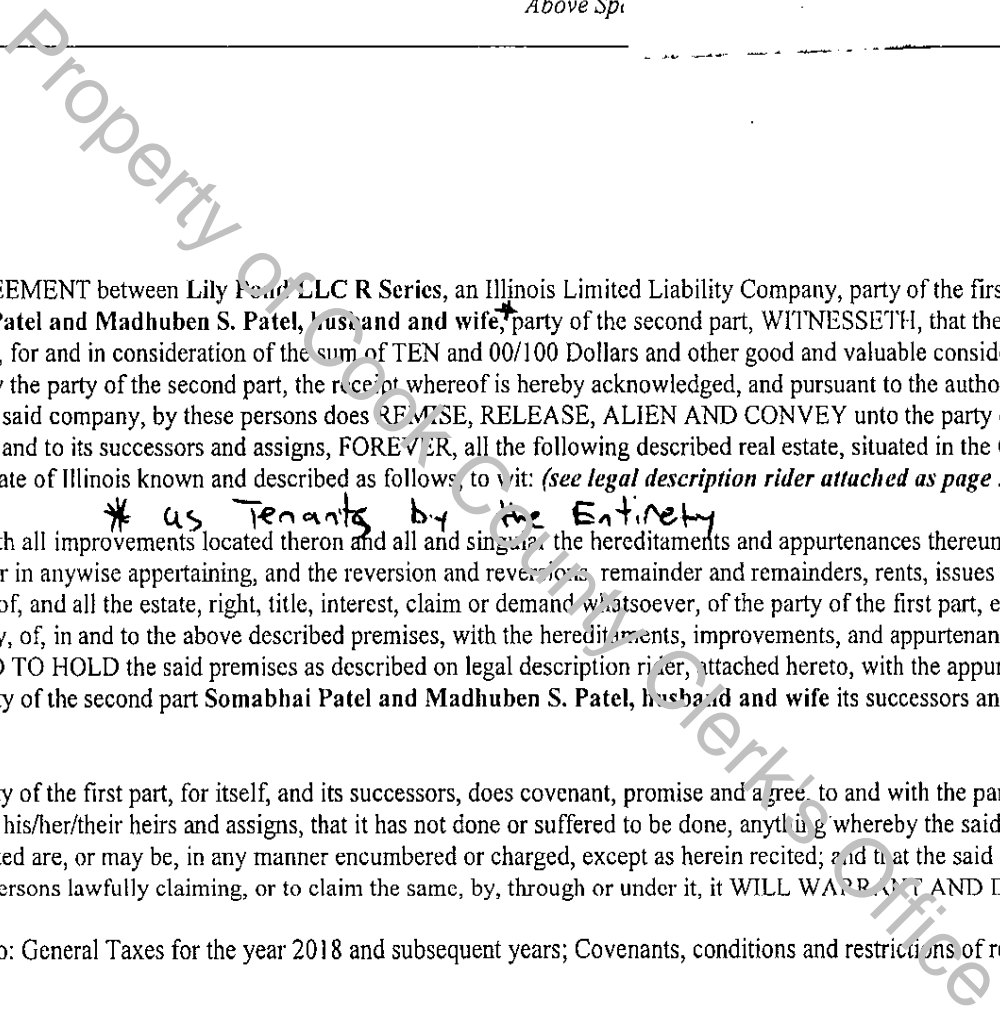
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2018 03:18 PM PG: 1 OF 3

Above Spi

Handwritten notes: 11/1/18, 671-704



THIS AGREEMENT between Lily Pond LLC R Series, an Illinois Limited Liability Company, party of the first part, and Somabhai Patel and Madhuben S. Patel, husband and wife, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors 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 legal description rider attached as page 3 hereto)


\* as tenants by the entirety

Together with all improvements located thereon and all and singular the 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, improvements, and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Somabhai Patel and Madhuben S. Patel, husband and wife its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/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 DEFEND,

SUBJECT to: General Taxes for the year 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;



Permanent Real Estate Index Number(s): 13-10-420-032-1010  
Address(es) of Real Estate: 4016 W Ainslie, Unit 2, Chicago, IL 60630

REAL ESTATE TRANSFER TAX		30-Oct-2018
	CHICAGO:	712.50
	CTA:	285.00
	TOTAL:	997.50 *

13-10-420-032-1010 | 20181001615486 | 0-041-589-920

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

Freedom Title Corporation  
2220 Hicks Road  
Suite 206  
Rolling Meadows, IL 60008

REAL ESTATE TRANSFER TAX		30-Oct-2018
	COUNTY:	47.50
	ILLINOIS:	95.00
	TOTAL:	142.50

13-10-420-032-1010 | 20181001615486 | 0-087-198-880


Handwritten initials: RB

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The date of this deed is October 24, 2018.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC R Series  
an Illinois Limited Liability Company

  
By: Elka Nelson, Real Estate Counsel

State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC R Series, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



Given under my hand and official seal 10-27, 2018

(Impress Seal Here)  
(My Commission Expires) 1-9-22

  
Notary Public

This instrument was prepared by: Elka Nelson Lily Pond LLC R Series 180 North LaSalle Suite 300 Chicago, Illinois 60601	Send subsequent tax bills to: <del>Somabhai Patel          121 Fairfield Way          Suite 100          Bloomingdale, IL 60108</del>	Recorder-mail recorded document to: Somabhai Patel 4016 W. Ainslie, Unit 2 Chicago, IL 60630
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## Exhibit A

### Legal Description

#### PARCEL 1:

UNIT NUMBER 4016-2 IN THE AINSLIE COURT CONDOMINIUM ASSOCIATION, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 23 IN BLOCK 1 IN SECRIST SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619213000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PROPERTY INDEX NUMBER: 13-10-420-032-1010

COMMONLY KNOWN AS: 4016 WEST AINSLIE STREET, #2, CHICAGO, IL 60630