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1831118144D

Return To:

Harshad Jani & Vinaben Jani
3412 Whirlaway Drive
Northbrook, IL 60062

Doc# 1831118144 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2018 03:25 PM PG: 1 OF 3

This Instrument Prepared by

Timothy P. McHugh, LTD.
360 West Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Harshad Jani & Vinaben Jani
3412 Whirlaway Drive
Northbrook, IL 60062

File: N-USB-122124

This space for recording information only

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 11 day of September, 2018, by and between U.S. BANK NATIONAL ASSOCIATION, of 4801 Frederica St, Owensboro, KY 42301, hereinafter called GRANTOR, grants to HARSHAD JANI and VINABEN JANI, whose address is 3412 Whirlaway Drive, Northbrook, IL 60062, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$165,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

P.I.N.: 03-12-304-007-1108

Property Address: 511 Prestwick Lane, Unit 304, Wheeling, IL 60090

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land,

REAL ESTATE TRANSFER TAX 07-Nov-2018



COUNTY: 82.50
ILLINOIS: 165.00
TOTAL: 247.50

WHEELING
Estate Transfer Approved

Date 11/6/18
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

03-12-304-007-1108 | 20181001617321 | 1-952-547-488

CCRD REVIEW

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hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

U.S. BANK NATIONAL ASSOCIATION

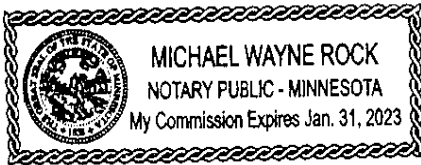
By

Name/Title: Justin T. Grinstead / Officer

STATE OF Minnesota)

COUNTY OF Hennepin)

The foregoing instrument was hereby acknowledged before me this 11 day of September, 2018, by Justin T. Grinstead its Officer, of U.S. BANK NATIONAL ASSOCIATION, who is personally known to me or who has produced N/A, as identification, and who signed this instrument willingly.



Michael Wayne Rock
Notary Public
My commission expires: 01/31/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

PARCEL 1:

UNIT 22-304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ASTOR PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0317831029 AND AS AMENDED FROM TIME TO TIME IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2. NON-EXCLUSIVE EASEMENT FOR THE RIGHT TO USE PARKING SPACE 20 AND STORAGE AREA 20 IN BUILDING 22 AS SET FORTH IN SPECIAL AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR ASTOR PLACE RECORDED 7/11/03 AS DOCUMENT NO. 0319234158 AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-12-304-007-1108

Property Address: 511 Prestwick Lane, Unit 304, Wheeling, IL 60090

Property of Cook County Clerk's Office