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SPECIAL WARRANTY DEED

Doc#. 1834108012 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/07/2018 09:21 AM Pg: 1 of 3

Dec ID 20181101642908
ST/CO Stamp 0-222-898-848 ST Tax \$352.50 CO Tax \$176.25
City Stamp 0-076-346-016 City Tax: \$3,701.25

THIS INDENTURE, made this 19th day of November, 2018, between FRANCONIA REAL ESTATE SERVICES, INC., a Virginia corporation and duly authorized to transact business in the State of Illinois, Grantor, and **ARPITA A. PATEL** and **ATUL A. PATEL** 1111 W. Polk Street, #519 Chicago, Illinois 60605

as Joint Tenants not as Tenants in Common but as ~~TENANTS BY THE ENTIRETY~~, Grantee. The Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS, in hand paid by the grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said company, by these presents does CONVEY AND WARRANT unto the grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: UNITS 2005 AND P-111 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WELLS STREET TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020484524, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0020484523 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 2018 and subsequent years real estate taxes.
Covenants, conditions and restrictions of record.

P.I.N.: 17-16-402-050-1089 and 17-16-402-050-1281
Commonly known as: 701 South Wells Street, Unit 2005, Chicago, Illinois 60607

This conveyance is made subject to all legal highways, all exceptions, reservations, easements, rights of way, restrictions and conditions contained in prior instruments of record in the chain of title of the property conveyed hereby, all zoning laws, ordinances, or regulations, and all easements and servitudes which are visible or appurtenant to said land.

Grantor does hereby covenant with Grantee to warrant and defend title to the property described above against the lawful claims and demands of all persons claiming by, through or under Grantor; however, Grantor's liability or obligation pursuant to this warranty for any one claim or demand or all claims and demands in the aggregate, shall in no event exceed the amount of consideration paid by Grantee as stated herein.

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Grantor makes no representation as to the property conveyed hereby, or its condition, its merchantability or its suitability for any particular use or purpose and grantee, by its acceptance of this deed, hereby acknowledges that it has been given the opportunity to inspect the property conveyed hereby, including subsurface conditions, and accepts the same "as-is". Grantee shall not make any claim against grantor for diminution of the value of the property, remediation of any contamination on the property, loss of use of the property or other latent or patent defect on the property.

IN WITNESS WHEREOF, said grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Special Assistant Vice President, and attested by its Special Assistant Corporate Secretary this 19th day of November, 2018.

FRANCONIA REAL ESTATE SERVICES, INC..

BY: Katherine Shea Speer
Its: Special Assistant Vice President

Attest: Paul Daly
Its: Special Assistant Corporate Secretary

STATE OF Massachusetts)
) SS.
COUNTY OF Plymouth)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Katherine Shea Speer, personally known to me to be the Special Assistant Vice President of FRANCONIA REAL ESTATE SERVICES, INC., and Paul Daly, Special Assistant Corporate Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 19 day in person, and acknowledged that they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 19 day of November 20 18.

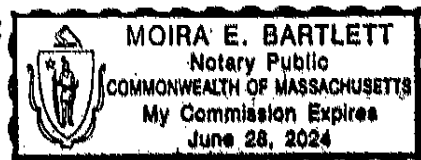
Maura E. Bartlett
Notary Public

(notary seal)

Prepared by: Edwin H. Shapiro, Attorney at Law
1111 Plaza Drive, Suite 570, Schaumburg, Illinois 60173



Mail to: Nicholas Baumgartner, Attorney at Law
1424 W. Division St., Chicago, IL 60642


Send tax bills to: Arpita Patel
701 S. Well St., #2005
Chicago, IL 60607



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		06-Dec-2018
		COUNTY: 176.25
		ILLINOIS: 352.50
		TOTAL: 528.75
17-16-402-050-1089 20181101642908 0-22-898-349		

REAL ESTATE TRANSFER TAX		06-Dec-2018
		CHICAGO: 2,643.75
		CTA: 1,057.50
		TOTAL: 3,701.25 *
17-16-402-050-1089 20181101642908 0-076-346-016		

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

