

UNOFFICIAL COPY

THIS INSTRUMENT WAS
PREPARED BY:

VASILI P. LIOSATOS, ESQ.
KOVITZ SHIFRIN NESBIT
175 N. Archer Ave.
Mundelein, Illinois 60060



Doc# 1914906127 Fee \$88.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/29/2019 02:31 PM PG: 1 OF 5

SPECIAL WARRANTY DEED

5 THE GRANTOR(S) Sanjay Anand, a married person, of 8 E. Ninth Street, Unit 904, P930, Chicago, Illinois 60605 for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS to GRANTEE, 8 EAST NINTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit (the "Real Estate"):

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE A PART HEREOF

TO HAVE AND TO HOLD the Real Estate, subject ONLY to the matters set forth on EXHIBIT B attached hereto and made a part hereof (the "Permitted Exceptions"), unto Grantee and Grantee's successors and assigns in fee simple forever; and, subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Real Estate and will defend the title to the Real Estate against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		28-May-2019
	COUNTY:	0.00
	ILLINOIS:	213.00
	TOTAL:	213.00
17-15-304-064-1151 20190501671939 0-507-027-360		

This is homestead property.

S Y
P 0
S Y-1
M N
SC N
E N
INT Ru

REAL ESTATE TRANSFER TAX		24-May-2019
	CHICAGO:	1,597.50
	CTA:	639.00
	TOTAL:	2,236.50 *
17-15-304-064-1151 20190501671939 0-176-746-400		

REAL ESTATE TRANSFER TAX		29-May-2019
	COUNTY:	106.50
	ILLINOIS:	0.00
	TOTAL:	106.50
17-15-304-064-1151 20190501685941 1-952-997-280		

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

UNOFFICIAL COPY

Dated this 3rd day of May, 2019

[Signature]

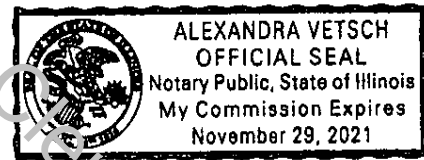
Spouse – Angela Mendoza Anand
is signing solely to waive homestead rights
and is not a grantor

STATE OF IL)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Angela Mendoza Anand, 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 3 day of MAY, 2019

[Signature]
NOTARY PUBLIC
My commission expires: NOV. 29, 2021



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused his/her/its name to these presents as of this _____ day of MAY 3, 2019.

Grantor:

Sanjay Anand
Sanjay Anand

STATE OF IL)
COUNTY OF COOK) SS.

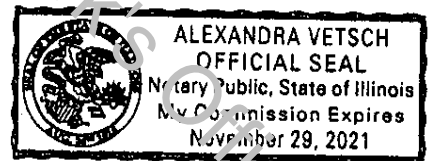
I, the undersigned, a notary public in and for the State and County aforesaid, DO HEREBY CERTIFY that **Sanjay Anand**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3 day of MAY, 2019

Alexandra Vetsch

NOTARY PUBLIC

My commission expires: Nov. 29, 2021



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT 904, P930 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ASTORIA TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT #0913918053, IN THE FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-15-304-064-1151, 17-15-304-064-1140

Commonly known as: Unit 904, P930, 8 East 9th Street, Chicago, Illinois 60605

MAIL AFTER RECORDING TO:

Brown, Udell, Pomerantz & Delrahim, Ltd.
Attn: Michael J. Delrahim, Esq.
225 W. Illinois Street, Suite 300
Chicago, IL 60654

MAIL TAX BILLS TO:

8 EAST NINTH, LLC
c/o Crescent Heights
Attn: Michael Sheitelman
2200 Biscayne Boulevard, 6th Floor
Miami, Florida 33137

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General and special taxes and assessments not yet due and payable as of the Closing Date.
2. Declaration of Covenants, Conditions and Restrictions for "Astoria Tower" Declaration of Condominium ownership recorded May 19, 2009 as document No. 0913918053, as amended from time to time.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded May 19, 2009 as document No. 0913918053, as amended from time to time; and (b) limitations and conditions imposed by the Condominium Property Act.
4. Terms, conditions, provisions and easement contained in a reciprocal easement and operating agreement recorded August 29, 2006 as document 0624118065 as amended by 0701222056, 0825529059 and 1029429068.
5. Easement in favor of Comcast of Chicago, Inc., and its successors and assigns, to install, operate and maintains all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document no. 0735235129, affecting the land.
6. Terms, conditions and restrictions contained in a No Further Remediation Letter recorded February 22, 2008 as document 0805310107, April 4, 2008 as document 0809416004 and June 18, 2008 as document 0817039046.
7. Terms, conditions and provisions contained in a covenant recorded April 11, 2008 as document 0810218019 relating to the maintenance and repair of common sewer lines anywhere on the property from the point of connection to the sewer main in the public street.
8. Terms, conditions and provisions contained in a site development agreement recorded August 29, 2006 as document 0624118066 as amended by 1029429067.
9. Easement granted by easement agreement recorded October 21, 2010 as document 1029429066 and recorded October 29, 2010 as document 1030245033 in favor of the Chicago Transit Authority to permit the existence of certain mini piles located on the land.
10. Easement and right-of-way granted to Comcast of Chicago by Grant of Easement dated November 15, 2012 and recorded January 8, 2013 as Document No. 13008290089.