

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Company to Individual)**

Doc#: 2011507035 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/24/2020 08:59 AM Pg: 1 of 3

Dec ID 20200301651647  
ST/CO Stamp 1-823-500-512 ST Tax \$1,050.00 CO Tax \$525.00  
City Stamp 1-286-629-600 City Tax: \$11,025.00

Chicago Title

2005A255 07/17/18

**THE GRANTOR, EZMB, LLC**, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Puja Shah and Shamik Shah, husband and wife, as tenants by the entirety (**GRANTEE'S ADDRESS**) 1423 North Campbell Avenue, Chicago, Illinois 60622 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

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 provision of said declaration were recited and stipulated at length herein.

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.


**THIS IS NOT A HOMESTEAD PROPERTY**

Permanent Real Estate Index Number: 14-29-423-062-1003

Address of Real Estate: 928 West Montana Street, Unit 3, Chicago, Illinois 60614

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 27th day of March, 2020.

EZMB, LLC  
an Illinois Limited Liability Company  
by E Z B M, Inc., Sole Manager

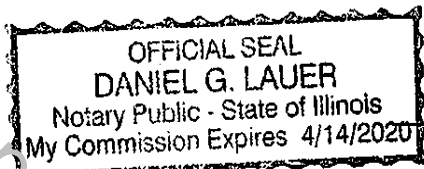
By   
Zdzislaw J. Banys  
President of the Manager

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Zdzislaw J. Banys personally known to me to be the President of the Manager (E Z B M, Inc.) of the EZMB, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as his 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, this 27<sup>th</sup> day of March, 2020.



(Notary Public)

**Prepared By:**

Daniel G. Lauer (Attorney at Law)  
1424 W. Division Street  
Chicago, IL 60642

**Mailed To:**

Lisa J. Saul, Esq.  
111 W. Washington Ave.,  
Chicago, IL 60602

**Name & Address of Taxpayer:**

Puja Shah and Shamik Shah  
928 N. Montana Ave., Unit 3  
Chicago, IL 60614

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## LEGAL DESCRIPTION EXHIBIT 'A'

### PARCEL 1:

UNIT 3 IN "928 WEST MONTANA STREET CONDOMINIUM" LOCATED ON A PROPERTY DESCRIBED AS FOLLOWS:

LOT 58 IN SHELDON WESTON AND STONES' SUBDIVISION OF EAST 10 ACRES OF OUTLOT 19 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT 1828416004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE GARAGE PARKING SPACE G-3 AND ROOF DECK R-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1828416004 AND AS AMENDED FROM TIME TO TIME.

PIN#: 14-29-423-062-1003

ADDRESS: 928 WEST MONTANA STREET, UNIT 3, CHICAGO, IL 60614

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