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WARRANTY DEED ILLINOIS STATUTORY

Chicago Title / Ram
20CST153143 VH
(2082)



Doc# 2024134054 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 12:35 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR John C. Holland, as Independent Administrator of the Estate of Eugene P. Holland, deceased, Case 2020P000587 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Brahma Gupta and Manju Gupta, married, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 17-10-135-038-1949, 17-10-135-038-1442 and 17-10-135-038-1443

Property Address: 401 N. Wabash Ave., Unit 64E, P-254 and P-255, Chicago, IL 60611

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing,

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

REAL ESTATE TRANSFER TAX 24-Aug-2020

	CHICAGO:	10,875.00
	CTA:	4,350.00
	TOTAL:	15,225.00 *

17-10-135-038-1949 | 20200701649841 | 0-382-153-184

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

REAL ESTATE TRANSFER TAX 24-Aug-2020

		COUNTY:	725.00
		ILLINOIS:	1,450.00
		TOTAL:	2,175.00

17-10-135-038-1949 | 20200701649841 | 1-566-814-688

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John C. Holland
Judy DeAngelis Attorney in fact

John C. Holland, Independent Administrator of the Estate of Eugene P. Holland, Deceased
by *Judy DeAngelis, Attorney in fact*

State of Illinois)
County of Lake) ss.

I, the undersigned, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John C. Holland, Independent Administrator of the Estate of Eugene P. Holland, Deceased, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

* by *JUDY DeANGELIS, Attorney in fact*

Dated this 12th day of August, 2020.

Cheryl C Porter
Notary Public



Prepared by and Mail to:

Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

Send Subsequent Tax Bills To:

Brahma Gupta
401 N. Wabash Ave., Unit 64E
Chicago, IL 60611

DeKalb County Clerk's Office

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EXHIBIT "A"

Parcel 1:

Unit 64E, and parking spaces P-254 and P-255 in the Residences at 401 North Wabash Avenue, a condominium as delineated on a survey of the following described real estate:

Part of Lot 1 in Trump Tower Subdivision of a Tract of Land in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 0821716050, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Non-exclusive easements for Ingress, Egress, support, use and enjoyment, as created by and set forth in the declaration of covenants, conditions, restrictions and easements for the 401 North Wabash Building recorded as document 0803015062, as amended by Special Amendment recorded August 4, 2008 as document 0821716049.

Parcel 3:

A non-exclusive easement in favor of Parcels 1 and 2, as granted in that certain ordinance by the City of Chicago approved September 1, 2004 and recorded January 3, 2005 as document 0500319018 as published in Journal Pages 30411 to 30458 both inclusive, for the improvement, use and maintenance of public way, to improve, maintain, repair, replace, use and occupy for pedestrian purposes, and not vehicular purposes, certain tracts of Land as more particularly described therein.

Parcel 4:

The exclusive right to the use of storage space S1922 and S1908, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document 0821716050.

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smartSuite Imaging Cover Sheet



recorded docs
401 North Wabash Avenue, #64, Chicago IL 60611
Do NOT write or mark above this line

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