

19608012

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SPECIAL WARRANTY DEED



Doc# 2026906118 Fee \$93.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2020 11:24 AM PG: 1 OF 2

THE GRANTOR(S)

(The space above for Recorder's use only)

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust of 3525 Piedmont Road, 7-700, Atlanta, GA 30305, A corporation created and existing by virtue of the laws of the United States of America, for and in consideration of Ten Dollars (\$10.00), in hand paid, and pursuant to authority of said corporation, does, on this 24 day of July, 2020, REMISE ALIEN AND CONVEY TO THE GRANTEE Kaushik Patel and Sandhya Patel, not as tenants in common but as JOINT TENANTS of Champaign, Illinois, in the following described Real Estate situated in Cook County, Illinois, commonly known as 233 E Erie St, APT 2302, Chicago, IL 60611, legally described as:

PARCEL 1: UNIT 2302 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.20 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PAIT OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE, PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 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 RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1,1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

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SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for ~~2019~~ ²⁰² and subsequent years.

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.

Permanent Index Number (PIN): 17-10-203--027-1142

Address(es) of Real Estate: 233 E Eric St, APT 2302, Chicago, IL 60611 Dated this 24th day of July, 2020

Exempt under provision of Paragraph B Section 31-45, Real Estate Transfer Act.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Seller's Representative

Yvonne Thomas
Authorized Person

STATE OF Georgia

COUNTY OF Forsyth)ss

I, Emily Cogswell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvonne Thomas personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of July, 2020

Emily Cogswell
NOTARY PUBLIC

Commission expires 05/28/2024




This instrument was prepared by: Albert J. Beaudreau Attorney at Law, 11340 W. 159th Street, Orland Park, IL 60467

MAIL TO:



SEND SUBSEQUENT TAX BILLS TO:

BRADFORD MILLER LAW
105. LaSalle #2920
Chicago IL 60603

Krushik Patel
3109 Glenhill Place
Champaign IL 61822

REAL ESTATE TRANSFER TAX		04-Aug-2020
	CHICAGO:	900.00
	CTA:	360.00
	TOTAL:	1,260.00 *

17-10-203-027-1142 | 20200701647937 | 0-560-455-392

REAL ESTATE TRANSFER TAX		04-Aug-2020
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00

17-10-203-027-1142 | 20200701647937 | 2-140-094-176

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