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Karen A. Yarbrough

Cook County Clerk

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INSTRUMENT PREPARED BY:

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Chicago, Illinois 60606

Dec ID 20201001629093

ST/CO Stamp 1-443-873-760 ST Tax \$967.50 CO Tax \$483.75

City Stamp 1-208-099-808 City Tax: \$10,158.75

MAIL RECORDED DEED TO:

Shameen Thakrar, Esq.
Thakrar & Associates, PC
161 E. Chicago Ave., Ste 52B
Chicago, Illinois 60611

SEND TAX BILLS TO:

Nehal Patel and Sagar Shah
6 N. Bishop, Unit 205
Chicago, Illinois 60607

PT20-9644

1/2

**SPECIAL WARRANTY DEED
(ILLINOIS)**

THIS INDENTURE, made as of October 16, 2020, between **14 NORTH BISHOP LLC**, an Illinois limited liability company, ("Grantor"), and **NEHAL PATEL** and **SAGAR SHAH**, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, [his] heirs and assigns, FOREVER.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, [his] heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) encroachments; (v) the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants For Eveq Condominium ("Declaration") as

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amended from time to time; (vi) the Declaration of Covenants, Conditions, Restrictions, and Easements for 14 North Bishop, Chicago, Illinois; (vii) the Municipal Code of the City of Chicago; (viii) public and utility easements of record; (ix) private easements of record; (x) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xi) limitations and conditions imposed by the Illinois Condominium Property Act; (xii) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xiii) acts done or suffered by grantee, including without limitation, grantee's mortgage; provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE TO FOLLOW.]***

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Units 305, P-38, P-39 in the Eveq Condominium, as delineated on a survey of the following described real estate:

Certain Lots and parts of Lots in Block 4, together with certain vacated alleys and parts of vacated alleys in Block 4, all in Union Park Addition to Chicago, being a Subdivision of Lots 5 and 6 in Circuit Court Partition in the Southwest ¼ of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit A-1 to the Declaration of Condominium recorded as Document Number 2028016052 as amended from time to time, together with its undivided percentage interest in the Common Elements.

PARCEL 2:

Exclusive right to the use of storage locker number 13, a Limited Common Element, as delineated on the survey attached to the Declaration of Condominium recorded as document 2028016052.

PARCEL3:

Non-exclusive easement for emergency pedestrian ingress and egress to and from, over, on, and through the Retail Property, as granted in Article 3.1(f) and further defined in Article 3.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for 6 North Bishop Avenue, Chicago, Illinois recorded October 6, 2020 as Document Number 2028016053.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PINS (UNDERLYING): 17-08-333-021-0000; 17-08-333-022-0000; 17-08-333-031-0000

ADDRESS: 6 North Bishop Street, Unit 305, P-38 and P-39, Chicago, Illinois 60607