



Doc# 2126557053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/22/2021 03:00 PM PG: 1 OF 4

After recording mail to: **AND**

~~Attorney Brian Tharp~~
~~102 N. Evergreen~~
~~Arlington Heights, IL 60004~~

Send subsequent tax bills to:

Amy K. White
545 N. Dearborn Ave. Apt. 1311
Chicago, IL 60654

2 of 4
21-15130

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of August 27, 2021 between Abha Khandelwal, married to Arun Sivashankaran, and Arun Sivashankaran, married to Abha Khandelwal, ("Grantor"), and Amy K. White ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANT to Grantee, all of Grantor's right, title and interest in and to the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

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, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described Property, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, upon the Grantee, its heirs and assigns forever.

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

Subject, however, to the general taxes for the year 2021 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

PERMANENT REAL ESTATE INDEX NUMBER: 17-09-241-036-1052

ADDRESS OF REAL ESTATE: 545 N. Dearborn St. Unit 1311, Chicago IL 60654

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

REAL ESTATE TRANSFER TAX		22-Sep-2021	
	COUNTY:	221.50	
	ILLINOIS:	443.00	
	TOTAL:	664.50	
17-09-241-036-1052 20210901680677 1-781-440-656			

REAL ESTATE TRANSFER TAX		22-Sep-2021	
	CHICAGO:	3,322.50	
	CTA:	1,329.00	
	TOTAL:	4,651.50 *	
17-09-241-036-1052 20210901680677 0-457-154-704			

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

UNOFFICIAL COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara -----)

On August 27, 2021 before me, Justin Be, Notary Public -----
(insert name and title of the officer)

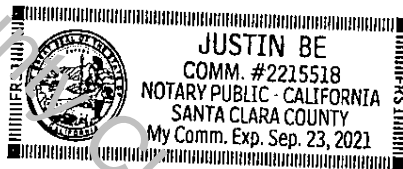
personally appeared Adha Khandelwal and Arun Sivashankaran -----
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



PROPERTY OF Santa Clara County Clerk's Office

UNOFFICIAL COPY

North American Title Insurance Company

Commitment Number: 21-151130-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT W1311, THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

P.I.N.:
17-09-241-036-1052

C.K.A.: 545 North Dearborn St Apt 1311, Chicago, IL 60654