

# UNOFFICIAL COPY

MAIL TO:  
Alexander R.  
Domanskis  
Boodell & Domanskis,  
LLC  
1 N. Franklin, Suite  
1200  
Chicago, IL 60606

Doc#: 2203146316 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/31/2022 03:53 PM Pg: 1 of 3

Dec ID 20220101691979  
ST/CO Stamp 0-323-060-112  
City Stamp 0-378-372-496

SEND  
SUBSEQUENT TAX  
BILLS TO:  
Pradip Shan and Dipti Shah  
4250 N. Marine Drive, Unit 2024  
Chicago, IL 60613

Accommodation recording only;  
document not reviewed and  
no insurance provided

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED** First American Title  
File # 3124850-Accom

THE GRANTOR, **PRADIP SHAH** and **DIPTI SHAH**, husband and wife, of 4250 N. Marine Drive, Unit 2024, Chicago, IL 60613, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable considerations, in hand paid, GRANTS, BARGAINS and CONVEYS to **PRADIP SHAH**, as Trustee of **THE PRADIP SHAH TRUST**, of 4250 N. Marine Drive, Unit 2024, Chicago, IL 60613, for a fifty percent (50%) interest, and **DIPTI SHAH**, as Trustee of **THE DIPTI SHAH TRUST**, of 4250 N. Marine Drive, Unit 2024, Chicago, IL 60613, for a fifty percent (50%) interest, husband and wife, as Tenants by the Entirety ("Grantee"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

**UNIT NO. 2024 IN IMPERIAL TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):**

**THAT PART OF LOT 25 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE NUMBER 274470, IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT NUMBER 3937332), IN C.U. GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND VACATED STREET LYING BETWEEN SAID LOTS IN SCHOOL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 7 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE NUMBER 274470, IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT NUMBER 3937332), IN SCHOOL TRUSTEES' SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE IMPERIAL TOWERS CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1977 AND KNOWN AS TRUST**

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NUMBER 41300, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24165981, AS AMENDED BY DOCUMENT 24199625, TOGETHER WITH AN UNDIVIDED 0.071 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Address of property: 4250 N. Marine Drive, Unit 2024, Chicago, IL 60613  
PIN: 14-16-301-041-1530

Subject only to the following permitted exceptions, (a) covenants, conditions and restrictions of record, (b) public utility easements, (c) acts done by or suffered through Grantee, (d) existing leases and tenancies, (e) encroachments as shown on survey and (f) general real estate taxes not yet due and payable at the time of closing.

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 said Grantor either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, to and for the benefit of the Grantee, heirs and assigns, that he 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 with regard to the said premises, Grantor shall, against all persons lawfully claiming, or to claim the same, by, through or under him, WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantor has executed this special warranty deed this 5<sup>th</sup> day of January, 2022

Pradip Shah  
Pradip Shah

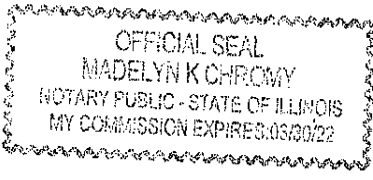
Dipti Shah  
Dipti Shah

STATE of ILLINOIS )  
) SS.  
COUNTY of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pradip Shah and Dipti Shah, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of January, 2022

Notary Public: Madelyn K. Chromy



Exempt from tax under 35 ILCS 200/31-45(e).

[Signature]  
Attorney for Grantee

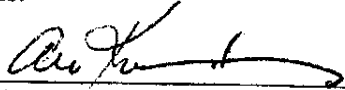
Date: January 5, 2022

This instrument was prepared by: Alexander R. Domanskis, Boodell & Domanskis, LLC, One North Franklin Street, Suite 1200, Chicago, IL 60606

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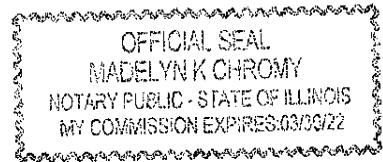
## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

  
Audra Pavilcius Karalius, Agent

Dated: January 5, 2022

Subscribed and sworn to before me  
by the said Audra Pavilcius Karalius  
this 5<sup>th</sup> day of January, 2022




Notary Public:



\*\*\*\*\*

The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

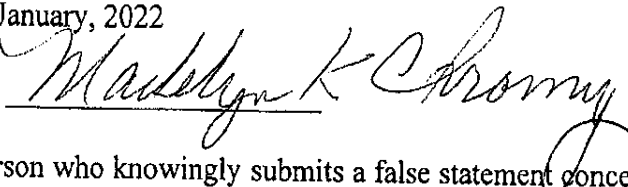
  
Audra Pavilcius Karalius, Agent

Dated: January 5, 2022

Subscribed and sworn to before me  
by the said Audra Pavilcius Karalius  
this 5<sup>th</sup> day of January, 2022



Notary Public:



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.