

# UNOFFICIAL COPY

Doc#: 2207039049 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/11/2022 07:52 AM Pg: 1 of 3

Prepared By:  
Kenneth A. Carlson  
Tracy, Johnson & Wilson  
2801 Black Road, Second Floor  
Joliet, Illinois 60435

Dec ID 20220101611633  
ST/CO Stamp 2-147-227-024 ST Tax \$471.00 CO Tax \$235.50

Return to:  
Kevin P. Mitrick  
Lavelle Law  
141 West Jackson Blvd.  
Suite 2800  
Chicago, IL 60604

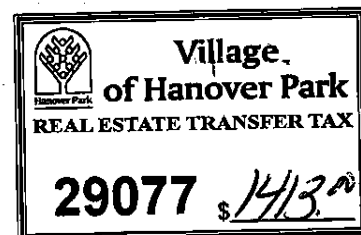
## WARRANTY DEED

THE GRANTOR, Verandah Retirement Community LLC, a Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, and pursuant to authority given by its sole Manager, CONVEYS and WARRANTS to Bharati A. Shah, Trustee of the Bharati A. Shah Revocable Trust dated September 23, 1992 of 23 Denali Court, South Barrington, Illinois 60010, all interest in the following described real estate situated in the County of Cook County, in the State of Illinois, to-wit:

See legal description attached as Exhibit A

SUBJECT TO: a) General real estate taxes for the year 2020 and subsequent years; (b) Special taxes and assessments confirmed after the contract date; (c) Easement for clear sight, Vehicular Access Note and Special Service Area Notes, as recorded on the Plat of Subdivision recorded as document 1931817068; (d) Terms, conditions, easements and provisions on the plat of subdivision recorded as document 1931817068; (e) Covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document 1816919064; (f) Covenants conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document 1816919065; (g) Illinois Environmental Protection Agency Environmental No Further Remediation letter recorded as document number 1024619013, (h) Terms, conditions and provisions of Resolution No. R-17-32 recorded June 13, 2018 as document 1816416029, as amended by document 1816416030; and (i) Terms and provisions of Ordinance No. O-18-40 recorded January 16, 2019 as document 1901619037;

FIRST AMERICAN TITLE  
FILE # 3098591



# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 8<sup>th</sup> day of February, 2022.

Verandah Retirement Community LLC, an Illinois Limited Liability Company

By Its Manager: Luxury Condos Chicago, LLC, an Illinois Limited Liability Company,

By: Anuja Gupta  
Anuja Gupta, Manager

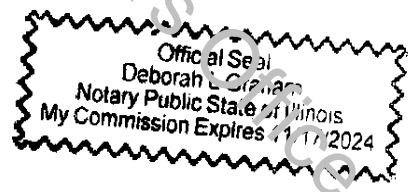
STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

I, the undersigned, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anuja Gupta, personally known to me to be the Manager of Luxury Condos Chicago, LLC, an Illinois Limited Liability Company, sole Manager of Verandah Retirement Community LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, she signed and delivered the said instrument as Manager, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8<sup>th</sup> day of February, 2022.

Deborah L. Graham  
Notary Public

My commission expires on 11/17/24.



Mail Tax Bills to:  
Bharati A. Shah Revocable Trust  
739 Verandah Drive  
Hanover Park, Illinois 60133

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

LOT 8, EXCEPT THE NORTH 141.36 FEET THEREOF, OF LOT 8 IN VERANDAH – HANOVER PARK UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30, AND PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT RECORDED NOVEMBER 14, 2019 AS DOCUMENT 1931817068, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN OUTLOT 1 IN SAID VERANDAH - HANOVER PARK UNIT 2 IN COOK COUNTY, ILLINOIS.

PIN: 07-30-423-024-0000 Vol. 187 (Affects this and other property)

Address: 739 Verandah Drive, Hanover Park, Illinois 60133

Property of Cook County Clerk's Office