

# UNOFFICIAL COPY

**This Document Prepared By:**

Michael Keenan  
Attorney at Law  
Creative Planning Legal, P.A.  
5454 W. 110<sup>th</sup> Street  
Overland Park, Kansas 66211  
913-327-9455

Doc#: 2309629152 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2023 12:00 PM Pg: 1 of 3  
Dec ID 20230301685686  
City Stamp 0-020-216-016

**After Recording, Return to:**

Shelby Taylor  
Creative Planning Legal, P.A.  
5454 W 110<sup>th</sup> Street  
Overland Park, Kansas 66211

**Mail Tax Statements To:**

Namit Mehta, Manager  
21919 W Talia Ln  
Deer Park, IL 60010

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

The Grantors,

NAMIT MEHTA, joined by his wife, BELA BHANDARI,

Whose mailing address is 21919 W Talia Ln., Deer Park, IL 60010;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

635 DEARBORN 1101 LLC, the GRANTEE,

Whose mailing address is 21919 W Talia Ln., Deer Park, IL 60010;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

**PARCEL 1: UNITS 1101 AND PARKING UNITP-111 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0030275986, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14; EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0030275985 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.**

Site Address: 635 N. Dearborn Street, #1101, Chicago, IL 60654

Permanent Index Number: 17-09-227-033-1025 and 17-09-227-033-1233

Last recorded as Document #1234747051 on December 12, 2012.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

# UNOFFICIAL COPY

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 13 day of March, 2023

**NAMIT MEHTA**

**BELA BHANDARI**

The foregoing transfer of title/conveyance is hereby accepted by NAMIT MEHTA, of 21919 W Talia Ln., Deer Park, IL 60010, as Manager of 635 DEARBORN 1101, LLC.

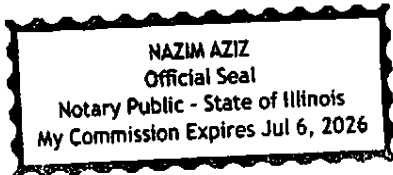
**NAMIT MEHTA**  
Trustee, as aforesaid

STATE OF ILLINOIS )

COUNTY OF Lake ) ss.

The foregoing instrument was acknowledged before me on this 03, 13, 2023, by **NAMIT MEHTA and BELA BHANDARI.**

[SEAL]



**NOTARY PUBLIC**

My commission expires: 07-06-2026

"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
<u>13. Mar. 2023</u>	
Date	Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		04-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-09-227-033-1025 | 20230301685686 | 0-020-216-016

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

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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.

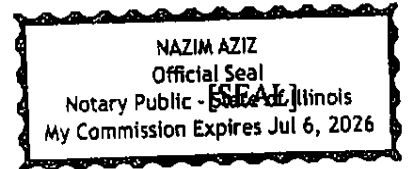
Dated this 13 day of March, 2023.

Namit Mehta  
\_\_\_\_\_  
NAMIT MEHTA

Bela Bhandari  
\_\_\_\_\_  
BELA BHANDARI

Subscribed and sworn to before me by the said NAMIT MEHTA and BELA BHANDARI, this 13th day of March, 2023.

Notary Public: [Signature]



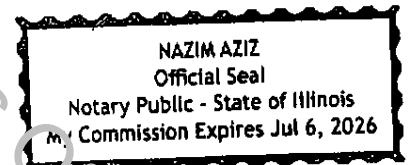
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

Dated this 13 day of March, 2023

Namit Mehta  
\_\_\_\_\_  
NAMIT MEHTA

Subscribed and sworn to before me by the said NAMIT MEHTA, this 13th day of March, 2023.

Notary Public: [Signature]



[SEAL]

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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)