

# UNOFFICIAL COPY

**This instrument prepared by:**

Galanopoulos & Galgan  
Dean G. Galanopoulos  
340 W. Butterfield Road, Suite 1A  
Elmhurst, IL 60126

Doc#: 2309710232 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2023 03:41 PM Pg: 1 of 2

**Mail future tax bills to:**

Ayush Mundra and Bhavini Kanoongo  
201 N. Westshore Dr., Unit 2508  
Chicago, IL 60601

Dec ID 20230301676404  
ST/CO Stamp 0-117-441-744 ST Tax \$555.00 CO Tax \$277.50  
City Stamp 0-934-082-768 City Tax: \$5,827.50

**Mail this recorded instrument to:**

Rudy Minasian  
1229 Green Bay Rd.  
Wilmette, IL 60091

## TRUSTEE'S DEED – TENANTS BY THE ENTIRETY

This Indenture, made this 21<sup>st</sup> day of MARCH, 2023, between Raghu Ramadurai, as Trustee of the Raghu Ramadurai Declaration of Trust Dated December 20, 1995, as to an undivided 50% interest and Jayanthi R. Ramadurai, as Trustee of the Jayanthi R. Ramadurai Declaration of Trust dated December 20, 1995, as to an undivided 50% interest, party of the first part, and Ayush Mundra and Bhavini Kanoongo, husband and wife, not as tenants in common or as joint tenants but as tenants by the entirety, of 345 E. Wacker Dr., Unit 4503, Chicago, Illinois 60601, party of the second part.

**Witnesseth.** That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in COOK County, State of Illinois, to wit:

UNIT NO. 2508 AND PARKING SPACE UNIT NO. P-182, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENTS STORAGE SPACE NO. 177, IN THE LANCASTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 11 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING THE FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT NO. 0030301045, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 19, 2004 AND RECORDED AS DOCUMENT NO. 0432427093, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s): 17-10-400-031-1176 (Unit 2508); 17-10-400-031-1384 (P-182)

Property Address: 201 N. Westshore Dr., Unit 2508, Chicago, IL 60601

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned.

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## Individual Trustee(s)

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

*Raghu Ramadurai*

Raghu Ramadurai, as Trustee

*Jayanthi R. Ramadurai*

Jayanthi R. Ramadurai, as Trustee

STATE OF ILLINOIS

COUNTY OF DUPAGE

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Raghu Ramadurai, as Trustee of the Raghu Ramadurai Declaration of Trust Dated December 20, 1995, as to an undivided 50% interest and Jayanthi R. Ramadurai, as Trustee of the Jayanthi R. Ramadurai Declaration of Trust dated December 20, 1995, as to an undivided 50% interest, as Trustees aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 20th day of March, 2023

*Victoria Wankat*

Notary Public

