



IL2201628-609 1/2

**SPECIAL WARRANTY DEED**  
Statutory (ILLINOIS)

Doc# 2404041003 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2024 09:57 AM PG: 1 OF 4

THE GRANTOR (Name and Address)  
**211 NORTH HARBOR DRIVE  
OWNER LLC**  
30 S. Wacker Drive, Suite 2400,  
Chicago, Illinois 60606

a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and SPECIALLY WARRANTS to Hanish Pahwa and Pankhuri Garg, *married to each other, as Tenants by the Entirety*

211 North Harbor Drive, Unit 609, Parking LL5-117E and Storage LL5-248, Chicago, Illinois 60601 of the County of Cook, to wit:

See attached Exhibit A – Legal Description

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for 2023 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium Ownership and of Easements, Restrictions and By-Laws for The Cirrus Condominium Association, recorded March 15, 2022 as document number 2207457005, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) terms, provisions and conditions of that certain Declaration of Easements, Reservations, Covenants and Restrictions recorded on March 15, 2022 as document number 2207457004; (j) terms, provisions and conditions of that certain Declaration of Covenants, Conditions and Restrictions recorded on March 15, 2022 as document number 2207457003 ; (k) applicable zoning and building laws and ordinances; (l) plats of dedication and plats of subdivision and covenants thereon; and (m) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

Property of Cook County Office

S  
P  
S  
SC  
INT

# UNOFFICIAL COPY

Permanent Index Number(s) Part of 17-10-400-046-0000 and 17-10-400-047-0000

Address(es) of Real Estate: 211 N. Harbor Drive, Unit 609, Chicago, Illinois 60601

Dated: January 31, 2024

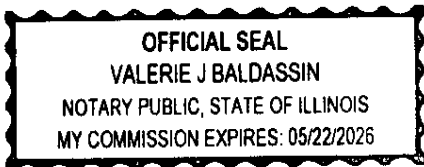
211 North Harbor Drive Owner LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Its: Authorized Signatory

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that David Garlins, one of the authorized signers of 211 North Harbor Drive Owner LLC, a Delaware limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of 211 North Harbor Drive Owner LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of 211 North Harbor Drive Owner LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 31<sup>st</sup> day of January, 2024.  
Commission expires 5-22-2026.



Valerie J. Baldassin  
Notary Public


This instrument was prepared by: Kimberly J. Sharon, 225 N. Columbus Dr., Suite 100, Chicago, IL 60601



SEND RECORDED DOCUMENTS TO:

Antonio Musillami, Esq.  
Musillami & Connealy LLC  
220 N Green St.  
Chicago, IL 60607

SEND SUBSEQUENT TAX AND SPECIAL ASSESSMENT BILLS TO:

Hanish Pahwa and Pankhuri Garg  
211 N. Harbor Drive, Unit 609  
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		02-Feb-2024
	CHICAGO:	7,500.00
	CTA:	3,000.00
	TOTAL:	10,500.00 *

REAL ESTATE TRANSFER TAX		08-Feb-2024
	COUNTY:	500.00
	ILLINOIS:	1,000.00
	TOTAL:	1,500.00

17-10-400-046-0000 | 20240101622633 | 1-693-359-152

17-10-400-046-0000 | 20240101622633 | 1-256-356-912

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

# UNOFFICIAL COPY

## Unit Legal Description

### PARCEL 1:

UNIT 609 AND PARKING UNIT LL5-417E AND STORAGE SPACE LL5-248, A LIMITED COMMON ELEMENT, IN THE CIRRUS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CIRRUS CONDOMINIUM ASSOCIATION RECORDED MARCH 15, 2022 AS DOCUMENT NUMBER 2207457005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, AS WELL AS EASEMENTS FOR MAINTENANCE AND TO ACCESS AND USE OF THE PARKS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0432427091 AND RE-RECORDED ON JANUARY 19, 2005 AS DOCUMENT NUMBER 0501919098 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062 AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 0714222037 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035 AND THE AMENDMENT TO EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND

# UNOFFICIAL COPY

EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 10, 2011 AND RECORDED FEBRUARY 15, 2011 AS DOCUMENT 1104616038 AND THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 10, 2011 AND RECORDED MARCH 17, 2011 AS DOCUMENT 1107644102 AND THE TENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 18, 2013 AND RECORDED APRIL 23, 2013 AS DOCUMENT 1311318049 AND THE ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF JANUARY 16, 2014 AND RECORDED JANUARY 16, 2014 AS DOCUMENT NUMBER 1401644060 AND THE AMENDED AND RESTATED TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF APRIL 30, 2018 AND RECORDED JULY 16, 2018 AS DOCUMENT NUMBER 1819744029 AND THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 29, 2019 AND RECORDED APRIL 1, 2019 AS DOCUMENT NUMBER 1909134079 AND FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF SEPTEMBER 16, 2019 AND RECORDED SEPTEMBER 18, 2019 AS DOCUMENT NUMBER 1929117130.

#### PARCEL 3:

NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED MARCH 14, 2022 AND RECORDED MARCH 15, 2022 AS DOCUMENT NUMBER 2207457004, AS AMENDED FROM TIME TO TIME.

#### PARCEL 4:

NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED MARCH 14, 2022 AND RECORDED MARCH 15, 2022 AS DOCUMENT NUMBER 2207457003, AS AMENDED FROM TIME TO TIME.