

UNOFFICIAL COPY

00430982

3738/0154 10 001 Page 1 of 2  
2000-06-13 11:26:53  
Cook County Recorder 23.50

Near North  
National Title  
NOV 09 10 09 16 TP (2) 33

**WARRANTY DEED**  
Statutory (ILLINOIS)

THE GRANTOR (Name and Address)  
Sarah Mirza and Flora M. Mirza, as joint tenants  
21 W. Chestnut Street  
Chicago, IL 60610



for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid CONVEYS and WARRANTS to Thomas B. Scheckel and Janet G. Scheckel, Husband and Wife, not in tenancy in common but in joint tenancy.

21 West Chestnut #705, Chicago, IL 60610 of the County of Cook, to wit:

*Jm*

PARCEL A:  
UNIT #705 AND PARKING P. 128 IN THE 21 WEST CHESTNUT CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:  
LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNELL'S ADDITION TO CHICAGO OF EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:  
THE NORTH 10 FEET OF W. PEARSON STREET LYING WEST OF A LINE 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF N. STATE STREET AND EAST OF A LINE 218.10 FEET, MORE OR LESS, WEST OF THE WEST LINE OF SAID N. STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3 TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL B:  
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER #10, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID, RECORDED AS DOCUMENT NUMBER 99296268, AS AMENDED FROM TIME TO TIME.

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:

General Real Estate taxes for 1999 and 2000 and subject to the terms, provisions and covenants of the Condominium Documents recorded as document number 99296268, as amended from time to time; easements for public utilities and drainage, ingress and egress as contained in the document number 99296268, as amended from time to time; provisions, conditions and limitations as created by the Condominium Property Act; special service area as created under document 91075841; covenant recorded April 3, 1998 as document number 98264447 made by Chestnut Place, L.L.C. for the maintenance and repair of the common sewer lines from the point of connection to the sewer main shall be the responsibility of the owners and not the City of Chicago.

Grantors release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises, not in tenancy in common but in joint tenancy.

Permanent Index Number(s) 17-04-450-042

Address(es) of Real Estate: 21 West Chestnut Street, #705, Parking P-128, Storage #10, Chicago, IL 60610  
Dated this 7<sup>th</sup> day of June, 2000

*Sarah Mirza*

Sarah Mirza

*Flora M. Mirza by Sarah Mirza her*  
Flora M. Mirza *A Home-Intert*

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Sara Mirza and Flora Mirza, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and

IMPRESS delivered the said instrument as their free and voluntary act for the purposes  
NOTARY SEAL therein set forth.  
HERE

Given under my hand and seal this 7<sup>th</sup> day of JUNE, 2000.  
Commission expires JILL E. WILK



*Jill E. Wilk*  
Notary Public

This instrument was prepared by: Jennifer M. Davis, 21 W. Chestnut #602, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

21 W. CHESTNUT Rm #705  
CHICAGO, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

21 W. CHESTNUT Rm #705  
CHICAGO, IL 60610

STATE TAX

STATE OF ILLINOIS



JUN. 13.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001268

REAL ESTATE  
TRANSFER TAX

0030500

FP326703

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 13.00

REVENUE STAMP

# 0000001270

REAL ESTATE  
TRANSFER TAX

0015250

FP326657

CITY TAX

CITY OF CHICAGO



JUN. 13.00

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001197

REAL ESTATE  
TRANSFER TAX

0228750

FP326675