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2000-11-20 15:13:05
Cook County Recorder 23.50

WARRANTY DEED



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GRANTORS, SURENDER M. PURI
and SAROJ B. PURI, husband
and wife, of the City of
Highland Park, Illinois,
for the consideration of Ten
and No/100 (10.00) Dollars,
and other good and valuable
consideration, in hand paid,
CONVEY and WARRANT to
JOSEPH MENDELSON
residing at 2151 N. Fremont
Chicago, Illinois 60614

the following described real estate situated in the County of Cook, State of Illinois, to wit: (See reverse side for legal description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to the following, if any: (1) Real Estate Taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special government taxes or assessments; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act"); (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the premises as a condominium residence; (7) leases and licences affecting the common elements (as defined in the Declaration); (8) acts done or suffered by buyer or anyone claiming by, through, or under the buyer; (9) liens, encroachments and other matters as to which the Title Insurer commits to insure buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the seller shall so remove at that time by using the funds to be paid upon delivery of the deed.

The tenant of Unit 2616-3, if any, had no right of first refusal

Permanent Real Estate Index Number: 13-26-413-029.

Property Address: 2616 N. Spaulding Ave., Unit 3, Chicago, Illinois

Dated this 30th day of October, 2000.

SURENDER M. PURI

SAROJ B. PURI

Prepared by: Jon Tomos, Esq., 3553 W. Peterson Ave., Suite 201, Chicago, Illinois 60659.

Send Tax Bill to:

Joseph J. Mendelsohn
2616 N. Spaulding, Unit 3
Chicago, Ill 60647

Send Recorded Document to:

PAUL J. KULAS
2329 W. CHICAGO
CHICAGO IL 60680



ATGF, INC.

STATE OF ILLINOIS, COUNTY OF COOK: SS **husband and wife*
 The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that SURENDER M. PURI and SAROJ B. PURI, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.
 Given under my hand and official seal this 30th day of October, 2000.



Joni E. Sierra


 Notary Public


The land referred to in this instrument is described as follows:


Unit 2616-3 in the Castleton Renaissance Condominiums as depicted on the Plat of Survey of the following described real estate:


Lots 20, 21, 22, 23, and 24 and the South 19 feet of Lot 25 in Garrett's Third Logan Square Subdivision of part of Lot 2 in Garrett's Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded October 18, 2000 in the Office of Recorder of Deeds of Cook County, Illinois, as Document Number 00816930, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

STATE TAX 	STATE OF ILLINOIS	
	NOV. 12.00	REAL ESTATE TRANSFER TAX
	# 0000015034	00180.00 FP326652

CITY TAX 	CITY OF CHICAGO	
	NOV. 13.00	REAL ESTATE TRANSFER TAX
	# 000001218	00900.00 FP326650

COUNTY TAX 	COOK COUNTY REAL ESTATE TRANSACTION TAX	
	NOV. 13.00	REAL ESTATE TRANSFER TAX
	# 0000014951	00090.00 FP326665

CITY TAX 	CITY OF CHICAGO	
	NOV. 13.00	REAL ESTATE TRANSFER TAX
	# 0000011269	00450.00 FP326650