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2001-08-03 11:49:26
Cook County Recorder 23.50

WARRANTY DEED



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 BENJAMIN MCCABE and CASEY MCCABE,* residing at 1374 Wyndham, Palatine, Illinois, 60074, as:

170828012

- ~~1. Tenants in Common, one half (1/2) share each;~~
- ~~2. Not as Tenants in Common but as Joint Tenants with rights of survivorship;~~
- 3. Not as Tenants in Common or as Joint Tenants, but Tenants by the Entirety;

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) applicable zoning and building laws or ordinances; (3) the Declaration including any and all amendments and exhibits thereto; (4) provisions of the Illinois Condominium Property Act (the "Act"); (5) 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; (6) acts done or suffered by grantee or anyone claiming by, through, or under the grantee; and (7) liens, encroachments and other matters as to which the Title Insurer commits to insure buyer against loss or damage.

Grantors hereby grant to grantee, grantee's successors and/or assigns, as rights of easements appurtenant to the subject unit described herein and the rights and easements for the benefit of said unit set forth in the declaration of condominium, and grantors reserve to themselves, their successors and/or assigns, the rights and easements set forth in the said declaration for the benefit of the remaining land described therein.

The tenant of Unit 2624-1E, if any, had no right of first refusal.

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

Property Address: 2624 N. Spaulding Ave., Unit 1E, Chicago, Illinois 60647.

Dated this 13th day of July, 2001.

ATGF, INC.

SURENDER M. PURI

SAROJ B. PURI

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

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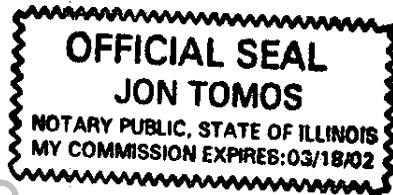
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STATE OF ILLINOIS, COUNTY OF COOK: SS

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 13th day of July, 2001.



Jon Tomos


Notary Public


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

Unit 2624-1E 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	REAL ESTATE TRANSFER TAX
	JUL. 31.01	00150.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000002144	FP326652


COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	JUL. 31.01	00075.00
REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000022052	FP326665



Send Tax Bill to:
Benjamin & Casey McCabe
2624 N. Spaulding, Unit 1E
Chicago, Illinois 60647.

Send Recorded Document to:
MAUSHAN SUBACH
1035 S. York Rd
Benkenville IL 60106

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	AUG.-1.01	00900.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000017504	FP326650

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	AUG.-1.01	00225.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000017505	FP326650