

WARRANTY DEED

UNOFFICIAL COPY

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THIS INSTRUMENT RECORDED TO CORRECT STORAGE UNIT NUMBER 4320/0103 33 001 Page 1 of 2

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2002-06-10 15:26:13
Cook County Recorder 23.50



THE GRANTOR Westford, L.L.C., an Illinois limited liability company,

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Jatin^N Patel and Priyanka Gupta, husband and wife, of 2222 Maroneal, #1427, Houston, Texas 77030

not as joint tenants, not as tenants in common, but as tenants by the entirety all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 14-29-425-027-0000 (undivided)
Address of Real Estate: 1136 West Fullerton, Unit G
Chicago, Illinois 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Manager this 25 day of Apr. 1, 2002.

Westford, L.L.C., an Illinois limited liability company

By: [Signature]
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick O'Donnell, Authorized Representative of Westford, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Westford, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of Apr. 1, 2002.



[Signature]
NOTARY PUBLIC

My commission expires on _____

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER G IN THE 1136 WEST FULLERTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 30 FEET OF THE EAST 44 FEET OF LOT 17 IN BLOCK 3 IN LINN AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF OUT LOT 18 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 2210294862, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

*S-G

THE (EXCLUSIVE) RIGHT TO THE USE OF GARAGE PARKING SPACE P-G AND STORAGE SPACE ~~SX~~; LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2210294862.

Subject only to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1136 West Fullerton Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration that the title company insures over at Grantor's expense; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

This instrument was prepared by:-Eileen C. Lally, One East Wacker, Suite 2920, Chicago, Illinois 60601

MAIL TO:

~~George F. Rizik, II~~
8226 South Saginaw Street
Grand Blanc, Michigan 48420
Ruth Nelson
MERCURY TITLE CO., L.L.C.
200 N. LASALLE ST.
SUITE 1850
CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Jatin Patel and Priyanka Gupta
1136 West Fullerton, Unit G
Chicago, Illinois 60614