2002-08-06 12:37:45

Cook County Recorder

27.50

### **WARRANTY DEED**

JOINT TENANTS

Mail To:

11<sup>A</sup>10

Lashar Chotalia 6753 North Trumbull Avenue incolnwood. Illinois 60712

Send Subsequent Tax Bills To:

Sunilkumar Shah and Dina Shah 4853 North Haiding Avenue Unit 1 Chicago, Illinois 60625

The GRANTOR Harding & Ainslie Group, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEY and WARRANT to the GRANTEE SUNIL M. SHAH AND DINA . SHAH A8824 West Oswego Avenue, Morton Grove, Illinois, NOT AS TENANTS IN COMMOM, BUT AS JOINT TENANTS

, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 4853-1 IN THE HARDING COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25, 26, 27, 28 AND 29 IN BLOCK 7 IN SPIKING'S ADDITION TO ALBANY PARK BEING A SUBDIVISION OF PARTS OF BLOCKS 4, 5, 6, 7 AND 8 OF SPIKING'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020610353; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ALINOIS.

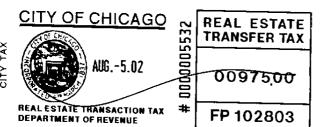
Grantor also hereby grants to the Grantee and his/her/their/its successors and assigns as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0020610353, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

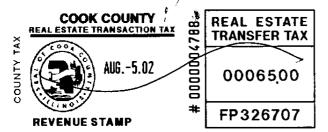
This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

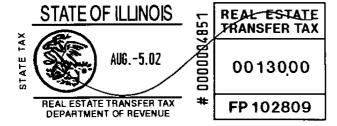
Together with the tenements and appurtenances thereunto belonging.

## **UNOFFICIAL COPY**

20856537







## **UNOFFICIAL COPY**

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2001, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premise:

Tenants in Common, '

as Joint Tenants, not as /, forever.

Property Index Number(3)

13-11-322-001

Address of Real Estate:

Junit #1, 4853 North Harding Avenue, Chicago, Illinois 60625

day of July, 2002.

Harding & Ainslie Group, L.L.C.

Marty Max, Manager

This Document Prepared by: MORGEN & PERL

7101 North Cicero Avenue, Suite 100

Lincolnwood, Illinois 60712

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Marty Max, manager of the Harding & Ainslie Group, 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 the said instrument as the free and voluntary act of said L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this day of July 2002

OFFICIAL

SHELDON G. PERI NOTARY PUBLIC, STATE OF ILLINOIS

**Notary Public** 

20856537

### **UNOFFICIAL COPY**

Property of Cook County Clerk's Office

# TICOR TITLE INSURANCE & RECORDING FORM

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	DOOP	RECORDING DOCUMENT DATE NUMBER			:			-
TITLE	- DAK LAWN	GOUNTY STAM? AMB(IFT.	\$ 65.00	\$	<b>.</b>	\$	\$	
RETURN TO:	OFFICE:	STATE STAMP AMOUNT	\$ 130.000	\$	\$	94	$\Theta$	
		CITY STAMP AMOUNT	₩	\$	\$	8	<del>⇔</del>	
FRANK LEE	ES :	TYPE OP DOCUMENT	DED	MR				
	NILES .	ORDERNUMBER	1120102 371568	П				
ORIGINATOR:	OFFICE:	, DATE	1130/02	n				

## V QUICK REFERENCE CHECK LIST

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DECLARATIONS	<ul><li>✓ State/County Complete</li><li>✓ City of Chicago with</li><li>Water Certification</li></ul>			√ Village Dec. & Stamps	√ Grantor/Grantee Form	
MEN13	√ Property Address	√ Complete Document	√ Properly Dated	√ Box 15 or Proper #	√ Tax Mapping Form(s)	
TEMS TO CHECK FOR ON ALL DOCUMENTS	√ Tखे≾ Number	4 Mail To	۷ Correct Spelling(s)	√ Notary Complete	√ Torrens Information	
TEMST	√ Legal Description	√ Prepared By **	√ Proper Signatures	√ Notary Correct	√ Marital Status	