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0020856537

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2002-08-06 12:37:45  
Cook County Recorder 27.50

**WARRANTY DEED**

JOINT TENANTS

Mail To:



0020856537

Tushar Chotalia  
6753 North Trumbull Avenue  
Lincolnwood, Illinois 60712

Send Subsequent Tax Bills To:

Sunilkumar Shah and  
Dina Shah  
4853 North Harding 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 S. SHAH #8824 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, ILLINOIS.

Grantor also hereby grants to the Grantee and his/her/their/its successors and assigns, all 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.



1

#371568


TICOR TITLE INSURANCE

4


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Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
CITY TAX  
 AUG.-5.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
# 0000005532

REAL ESTATE TRANSFER TAX
00975.00
FP 102803

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
 AUG.-5.02  
REVENUE STAMP  
# 0000004788

REAL ESTATE TRANSFER TAX
00065.00
FP326707

**STATE OF ILLINOIS**  
STATE TAX  
 AUG.-5.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000004851

REAL ESTATE TRANSFER TAX
00130.00
FP 102809



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Property of Cook County Clerk's Office

TICOR TITLE INSURANCE ♦ RECORDING FORM

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ORIGINATOR:		FRANK LEE		RETURN TO:		TITLE	
OFFICE:		NILES		OFFICE:		OAK LAWN	
DATE	ORDER NUMBER	TYPE OF DOCUMENT	CITY STAMP AMOUNT	STATE STAMP AMOUNT	COUNTY STAMP AMOUNT	RECORDING DATE	DOCUMENT NUMBER
11/20/02	371568	DEED	\$	\$ 130.00	\$ 65.00		
11	11	MTR	\$	\$	\$		
			\$	\$	\$		
			\$	\$	\$		
			\$	\$	\$		

✓ QUICK REFERENCE CHECK LIST

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

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