

2039107
MERCURY TITLE COMPANY, LLC
1/22/03

UNOFFICIAL COPY 0030120205

1044/0004 82 003 Page 1 of 3
2003-01-27 11:16:59
Cook County Recorder 28.50

SPECIAL WARRANTY DEED
STATUTORY (ILLINOIS)

7



0030120205

This indenture, made this 21st day of January, 2003, between M.G. INTERNATIONAL, LLC, an Illinois limited liability company ("Grantor", party of the first part, and KISHORE CHUGH ("Grantee"), party of the second part

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said Grantor by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, his successors and assigns, FOREVER, all the following described real estate situated in the County of Cook, State of Illinois, to wit:



RECORDER'S STAMP

UNIT 1307 IN THE FOLO TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5, AND 6 AND LOT "A" (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETIONS THERETO IN SIMMONS AND GORDON'S ADDITION TO CHICAGO IN SECTION 16, 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 0011054423, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the said estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described with the appurtenances, unto the Grantee, his successors and assigns forever.

The Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his successors and assigns, that it has not done or suffered to be done, anything hereby, and that the said premises hereby granted are, or may be, in any manner encumbered or changed except as herein recited, and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same only by through or under it, subject to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to the Grantee, his successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefits of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws ("Declaration"), 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.

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
298687
01/24/2003 13:59 Batch 0536128



Real Estate
Transfer Stamp
\$1,537.50

STATE OF ILLINOIS

STATE TAX



JAN. 24. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000047466

REAL ESTATE
TRANSFER TAX

0020500

FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 24. 03
REVENUE STAMP



0000095960

REAL ESTATE
TRANSFER TAX

0010250

FP326670

