

UNOFFICIAL COPY

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6187007105 001 Page 1 of 3
2003-03-31 10:20:17
Cook County Recorder 50.00

SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)



This indenture, Made this 6 day of January, 2003 between M.G. INTERNATIONAL, LLC, an Illinois Limited Liability Company ("Grantor"), party of the first part, and MAHENDRA PATEL.

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 Grantees 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 Grantees, and to their and assigns, FOREVER, all the following described real estate situated in the County of Cook and the state of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances hereunto 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 Grantees, their and assigns forever.

The Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their and assigns, that it has not done or suffered to be done, anything hereby 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:

SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, their successors 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.

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

Permanent Real Estate Index Number (S): 14-16-303-025-0000 (affects property in question and other property).

Address(es) of Real Estate: 4180 North Marine Drive, Unit 1604, Chicago, Illinois, 60613.

The tenant of unit has waived or has failed to exercise the right of first refusal.

BOX 333-CTI

ST 50436521224 54974
skt 20f2

3 (P)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 6 day of January, 2003.

M.G. INTERNATIONAL, LLC, an Illinois limited Liability Company.

By [Signature]
Hasan Merchant
Its Manager

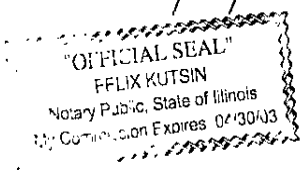
State of Illinois)
County of Cook) ss.

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Hasan Merchant, personally known to me to be the Manager of M.G. INTERNATIONAL, LLC. Appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement and Resolution of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes there in set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal, this 6th day of January, 2003.

Commission expires 4/30/03



[Signature]
NOTARY PUBLIC

This instrument was prepared by: TUSHAR CHOTALIA
6753 N. Trumbull Ave,
Lincolnwood, IL 60712

MAIL TO:
~~MAHENDRA PATEL~~
~~4180 N. Marine Dr.~~
~~Unit # 1604~~
~~Chicago, IL 60613~~

SEND SUBSEQUENT TAX BILLS
MAHENDRA PATEL
4180 N. Marine Dr.
Unit # 1604
Chicago, IL 60613

TUSHAR CHOTALIA
6753 N. TRUMBULL
LINCOLNWOOD, IL 60712

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STREET ADDRESS: 4186 N NANTUCKET DR #1606

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-16-303-025-0000

LEGAL DESCRIPTION:


UNIT 1604 AND PARKING UNIT ~ IN THE POLO 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 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 GORDONS 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.

Property of Cook County Clerk's Office

STATE OF ILLINOIS

STATE TAX



MAR. 18. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000046489

REAL ESTATE TRANSFER TAX
0019800
FP 102808

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



MAR. 18. 03


REVENUE STAMP

0000046625

REAL ESTATE TRANSFER TAX
0009200
FP 102802

CITY OF CHICAGO

CITY TAX



MAR. 18. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002383

REAL ESTATE TRANSFER TAX
0148500
FP 120805