

UNOFFICIAL COPY



1082/81609528

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0323333026

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/21/2003 07:27 AM Pg: 1 of 3

THE GRANTOR(S), Prairie Avenue, LLC, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Shashi K. Bellam and Sunitha Bellam, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, 33 E. Cedar St. 6A, Chicago, Illinois 60637 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and hereby made a part hereof.

SUBJECT TO: general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act and the Municipal Code of Chicago, the Declaration of Condominium Ownership and of Easements, Restrictions, covenants and Bylaws for Prairie Avenue Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements or Grantee, liens and other matters of title over which the Chicago Title Insurance Company, is willing to insure without cost to Purchaser and encroachments, if any.

Grantor also hereby grants to the Grantee, 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, 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, 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-12-200-030-1001, 10-12-200-030-1002

Address(es) of Real Estate: 2515 Prairie Avenue, Units 2W, P-7, P-12 and S-6, Evanston, Illinois 60201

Dated this 4th day of August, 2003

Prairie Avenue, LLC

By:

Thomas Gourguechon, Manager

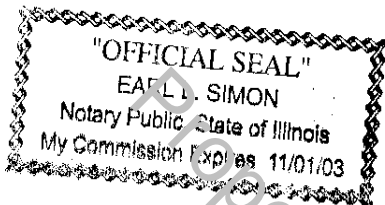
BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shashi K. Bellam and Sunitha Bellam, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, 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 4th day of August, 2003



[Signature]
(Notary Public)

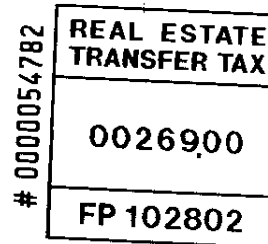
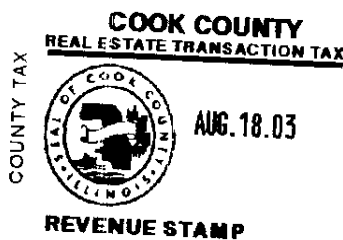
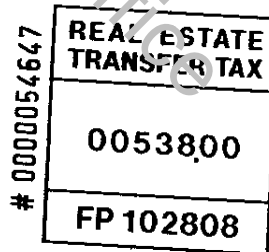
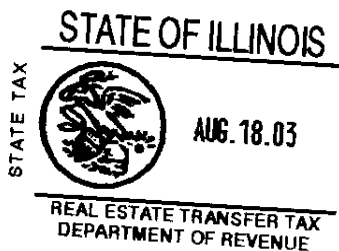
Prepared By: Earl L. Simon
5301 W. Dempster
Skokie, Illinois 60077

Mail To:
Sally P. Boros
128 Washington Street
Glenview, Illinois 60025

Name & Address of Taxpayer:
Shashi K. Bellam and Sunitha Bellam
2515 Prairie Avenue, Unit
Evanston, Illinois 60201

CITY OF EVANSTON
Real Estate Transfer Tax 013678
City Clerk's Office

PAID AUG 04 2003 MOUNT \$ 2690.00
Agent MPM



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Units P-7, P-12 and S-6

UNIT 2W IN THE PRAIRIE AVENUE OF EVANSTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 17 IN BLOCK 16 IN NORTH EVANSTON, BEING A SUBDIVISION OF PART OF SMITH'S SUBDIVISION OF THE SOUTH PART OF QUILMETTE RESERVE IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2003 AS DOCUMENT 0315610154 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office