

UNOFFICIAL COPY



Doc#: 0325229232
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 09/09/2003 02:59 PM Pg: 1 of 3

NO 031227 19250

Property of Cook County Clerk's Office

**KINGSBURY ON THE PARK CONDOMINIUM
WARRANTY DEED**

This Warranty Deed is made this 22nd day of August, 2003, between Smithfield Properties XV, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the Grantor) and Raju J. Patel and Seemaben R. Patel, 408 E. Stone Ave, Addison, IL 60101 (the Grantee).

4
3
B

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Raju J. Patel and Seemaben R. Patel, not as tenants in common but as joint tenants with right of survivorship, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

Unit 1004 and Parking Space 117, a limited common element, in the Kingsbury on the Park Condominium as delineated on a survey of the following described real estate: All that part of Lots 4 and 5 in the North ½ Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East ½ of the Northwest ¼ of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian. Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document number 0318227049, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantees, their successors and assigns, the rights and easements set forth in said Declaration 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 the Declaration for the benefit of the remaining property therein described.

The 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.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2003 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantees or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

UNOFFICIAL COPY

IN WITNESS WHEREOF, Smithfield Properties XV, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XV, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager

By: *Charles Alexander*

Its: Attorney in fact

This instrument was prepared by:

Charles E. Alexander, P.C.
400 W. Huron Street
Chicago, Illinois 60610

Permanent Index Number:

17-09-127-001
17-09-127-035

Street Address:

653 N. Kingsbury Street, Unit 1004
Chicago, Illinois 60610

After recording mail to:

Thomas Casey Hunt
Hunt Kaiser Bush Aranda &
Subach, Ltd.
1035 S. York Road
Bensenville, IL 60106

Send subsequent tax bills to:

Raju J. Patel and Seema R. Patel
653 N. Kingsbury, unit 1004
Chicago, IL 60610



Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois)
) SS
 County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Charles E. Alexander, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Smithfield Properties XV, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of August, 2003.

Jennifer Calabria
 Notary Public



STATE OF ILLINOIS
 STATE TAX AUG. 26. 03
 REAL ESTATE TRANSFER TAX
 # 0000006249
 00257.00
 FP326703

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX AUG. 26. 03
 REAL ESTATE TRANSFER TAX
 # 0000004114
 00128.50
 FP326657

CITY OF CHICAGO
 CITY TAX AUG. 26. 03
 REAL ESTATE TRANSFER TAX
 # 0000005871
 01927.50
 FP326675