

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0330119039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/28/2003 08:49 AM Pg: 1 of 3

2050073 MTC
Tmn 1ofall

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THE GRANTOR, Wharton Group, L.L.C., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Manish Patel, married to Neepa Patel, and Neepa Patel, husband and wife, not as joint tenants, but as tenants by the entirety, **(GRANTEE'S ADDRESS)** 1863 North Winnebago, Chicago, Illinois 60647

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

Permanent Real Estate Index Number(s): 00-00-141-831-9038, 00-00-141-831-9039
Address(es) of Real Estate: 2107 West Berteau, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member/Manager, and attested by its Attorney this 17th day of October, 2003.

Wharton Group, L.L.C.

By Paul Franklin
Paul Franklin
Member/Manager

Attest Michelle A. Laiss
Michelle A. Laiss
Attorney

COUNTY TAX

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

OCT. 27. 03

REVENUE STAMP

0000114990

**REAL ESTATE
TRANSFER TAX**

0026525

FP326670

STATE TAX

STATE OF ILLINOIS

OCT. 27. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000057758

**REAL ESTATE
TRANSFER TAX**

0053050

FP326669

M.G.R. TITLE

3

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Paul Franklin, personally known to me to be the Member/Manager of the Wharton Group, L.L.C., and Michelle A. Laiss, personally known to me to be the Attorney of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Paul Franklin and Member/Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of October 2003



Cynthia Ramirez (Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
~~Manish Patel, married to neepa patel, and Neepa Patel~~
~~1863 North Winnebago~~
~~Chicago, Illinois 60647~~

Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

Name & Address of Taxpayer:
Manish Patel, married to neepa patel, and Neepa Patel
2107 West Berteau
Chicago, Illinois 60618

City of Chicago
Dept. of Revenue
321906
10/27/2003 12:10 Batch 02277 20
Real Estate
Transfer Stamp
\$3,978.75



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EXHIBIT 'A'

Legal Description

PARCEL 1:

THE EAST 20.50' OF THE WEST 60.82 FEET OF THE NORTH 43.99 FEET OF LOT 236 IN RUDOLPH'S SUBDIVISION OF BLOCK 4 AND 5 IN W.B. OGDEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCELS 1, 2 AND 3, P.O.C. AT THE NORTHWEST CORNER OF LOT 236, THENCE S00-18-15E A DISTANCE OF 43.99 FEET TO THE P.O.B. THENCE S00-18-15E A DISTANCE OF 3.16 FEET TO A POINT, THENCE S27-03-16E A DISTANCE OF 24.16 FEET TO A POINT, THENCE N-63-26-25-02E A DISTANCE OF 10.91 FEET TO A DISTANCE OF 10.05 FEET TO A POINT, THENCE 27-03-16E A DISTANCE OF 7.50 FEET TO A POINT, THENCE N63-26-02E TO A DISTANCE OF 42.01 FEET TO A POINT, THENCE N00-00-00E A POINT DISTANCE OF 15.86 FEET TO A POINT, THENCE N270-00-00W A DISTANCE OF 12.30 FEET TO A POINT THENCE S00-18-15-E A DISTANCE OF 8.14 FEET TO A POINT, THENCE N270-00-00W A DISTANCE OF 61.09 FEET TO THE P.O.B.

2107 WEST BERTEAU, CHICAGO, ILLINOIS 60618

Property of Cook County Clerk's Office