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Tool # 388702
1051
WARRANTY DEED

ILLINOIS STATUTORY

Doc#: 0336442342
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/30/2003 02:00 PM Pg: 1 of 2

MAIL TO:

Mr. Leon Rane
Attorney at Law
540 Frontage Road, Suite 3185
Northfield, Illinois 60093

SEND SUBSEQUENT TAX BILLS TO:

Andriy Dikin
2800 N. Lake Shore Drive, #1615
Chicago, IL 60657

THE GRANTOR, BREN SHAH and PAMELA SHAH, his wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, in hand paid, CONVEYS and WARRANTS to ANDRIY DIKIN of the City of Skokie, County of Cook, State of Illinois, not as the following described Real Estate situated in the County of Cook, and the State of Illinois:

UNIT NUMBER 1615 IN 2800 LAKE SHORE DRIVE CONDOMINIUM AS DLINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF) IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF LOTS 7 AND 6 AFORESAID 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" RUNNING THENCE SOUTHEASTERLY ALSON SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2800 LAKE SHORE DRIVE ASSOC MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1978 KNOWN AS TRUST NUMBER 45204, REGISTERED AS DOCUMENT NUMBER LR3096368; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

RECOR TITLE INSURANCE

BOX 333-071

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Permanent Real Estate Index Number(s): 14-28-207-004-1234

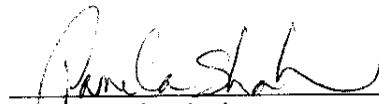
Address of Property: 2800 N. Lake Shore Drive, #1615, Chicago, IL 60657

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

TO HAVE AND TO HOLD said premises not as Tenants in Common but as JOINT TENANTS forever.

Dated this 26th day of November 2003.


Biren Shah

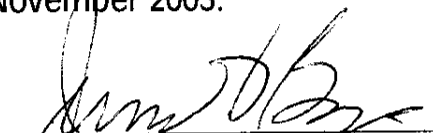

Pamela Shah

State of Illinois,
County of McHenry ss

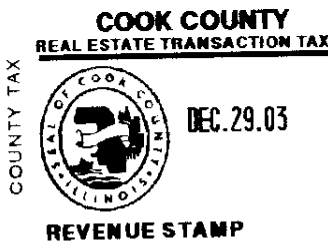
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Biren Shah and Pamela Shah, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of November 2003.

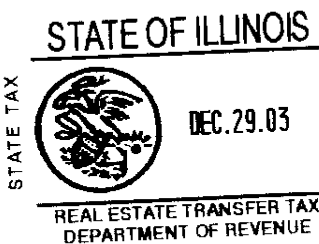



Notary Public

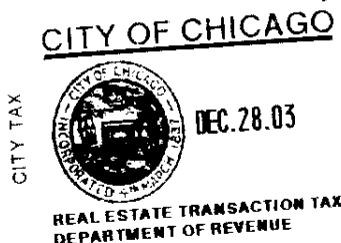
This Instrument Prepared By: James F. Bishop, 550 Woodstock Street, Crystal Lake, Illinois 60014



REAL ESTATE TRANSFER TAX
0010800
FP326707



REAL ESTATE TRANSFER TAX
0021600
FP102809



REAL ESTATE TRANSFER TAX
0162000
FP102803

Clerk's Office