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Doc#: 0401320014
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/13/2004 07:17 AM Pg: 1 of 3

FIRST AMERICAN

File #

0627892

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WARRANTY DEED

THE GRANTOR,

Venter & Associates, Inc.,

an Illinois corporation, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CECIL MATHEW AND NIRUPA ABRAHAM, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(LEGAL DESCRIPTION ATTACHED)

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

SUBJECT TO: covenants, conditions, and restrictions of record, and General Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 13-01-128-056-0000

Address(es) of Real Estate: 6046 North Francisco, Unit 2W, Chicago, Illinois 60659

Dated this 23RD day of December, 2003.

(SEAL)

(SEAL)

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Venter & Associates, Inc.
By Ilie Venter, President

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LEGAL DESCRIPTION


UNIT 6046-2W IN FRANCISCO SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 5 FEET OF LOT 79, ALL OF LOTS 80, 81, AND 82 AND THE NORTH 9 FEET OF LOT 83 IN KRENN AND DATO'S ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0327310136 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL II:

The exclusive right to the use of storage space SA-14 as a limited common element, as set forth in the declaration of condominium and survey attached thereto recorded as document no. 0327310136.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

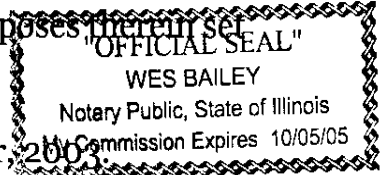
CITY TAX	 CITY OF CHICAGO JAN.-7.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000004429	REAL ESTATE TRANSFER TAX
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CITY TAX	 CITY OF CHICAGO JAN.-7.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000004429	REAL ESTATE TRANSFER TAX
			0041375
			FP 102812

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State of Illinois)
 ss.)
County of Cook)

I, the undersigned, a Notary Public in and for said County of Cook and in the State aforesaid, DO HEREBY CERTIFY that Ilie Venter personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.



Given under my hand and official seal, this 23RD day of December, 2003.

Commission expires 10-05-05, Wes Bailey
Notary Public

This instrument was prepared by:
Klise & Biel ~ 1478 West Webster Street ~ Chicago, Illinois 60614 ~ 773.871.6446 telephone

Mail This Instrument to:	SEND SUBSEQUENT TAX BILLS TO:
TUSHAR CHOTALIA (Name)	CECID, MATHEW AND NILUPA ABRAHAM (Name)
3772 W DEVON AVENUE (Address)	6046 N FRANCISCO #2W (Address)
LINCOLNWOOD, Illinois 60712 (City, State and Zip)	Chicago, Illinois 60659 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

