

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Brian Bickhoff
Hardt & Stern, P.C.
311 South Wacker Drive, #4950
Chicago, Illinois 60606



Doc#: 0416229042
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/10/2004 08:27 AM Pg: 1 of 2

MAIL TAX BILL TO:

Nirav Shah
1141 West Washington Street, #225
Chicago, Illinois 60607

RETURN RECORDED DEED TO:

Hiten Gardi
Gardi & Associates
1450 East American Lane, Suite 1400
Schaumburg, Illinois 60173

546369

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, Sharon L. Karsten, married to Francis M. Malone, of 1911 North Hudson Avenue, Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Nirav Shah, of 1355 West Washington Blvd., #4B, Chicago, Illinois all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL A: UNIT NUMBER 225 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3 LOTS 1 TO 8 IN SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-63 AND STORAGE S-63, LIMITED COMMON ELEMENTS AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98977346.

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

Permanent Index Number: 17-08-443-042-1053


Commonly Known As: 1141 West Washington Street, #225, Chicago, Illinois 60607

Subject, however, to covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years.

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Dated this 17th day of May, 2004.

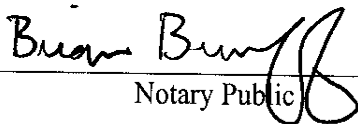

Sharon L. Karsten


Francis M. Malone, for Waiver of
Homestead Rights Only

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Sharon L. Karsten and her husband Francis M. Malone, of 1911 North Hudson Avenue, Chicago, Illinois**, 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, 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.

Subscribed and Sworn to before me this 17th day of May, 2004


Notary Public

