

UNOFFICIAL COPY



0426542019

Doc#: 0426542019
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/21/2004 10:03 AM Pg: 1 of 3

WARRANTY DEED

CORPORATION GRANTOR

2056151/MC SKINNY

The Grantors, BOARDWALK PROPERTIES, INC., an Illinois corporation and KNOCK ENTERPRISES, INC., an Illinois 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

M.G.R. TITLE

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEY and WARRANT to KUNAL THAKKAR AND SHILPA PATEL, 1430 W. FLOURNOY, #32, CHICAGO, IL 60607, not in Tenancy in Common, but in JOINT TENANCY the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 in tenancy in common, but in JOINT TENANCY forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 13th day of August 2004.

PIN: 17-17-326-048

COMMONLY KNOWN AS: 1302 W. FILLMORE, UNIT 2, CHICAGO, IL 60607

BOARDWALK PROPERTIES, INC.
an Illinois corporation

KNOCK ENTERPRISES, INC.,
an Illinois corporation

By:

HOWARD GOULD, PRES.

By:

JOHN GANLEY, PRES.

This Instrument Prepared By:

HAL A. LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657-3313

City of Chicago
Dept. of Revenue
352908



Real Estate
Transfer Stamp
\$2,085.00

09/20/2004 11:29 Batch 11867 43

UNOFFICIAL COPY

Send subsequent tax bills to:

KUNAL THAKKAR
 1302 W. FILLMORE, UNIT 2
 CHICAGO, IL 60607



MAIL TO: KEVIN DILLON
 6730 W. HIGGINS, CHICAGO, IL 60656

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that HOWARD GOULD, President of BOARDWALK PROPERTIES, INC., an Illinois corporation and JOHN GANLEY, President of KNOCK ENTERPRISES, INC., an Illinois corporation, personally known to me to 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 such instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 13th day of August 2004.

Notary Public

My commission expires:



(Handwritten Signature)

STATE OF ILLINOIS

STATE TAX



SEP. 20. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000010116

**REAL ESTATE
TRANSFER TAX**

0027800

FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



SEP. 20. 04

REVENUE STAMP

0000140602

**REAL ESTATE
TRANSFER TAX**

0013900

FP326670

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 2 IN THE 1302 W. FILLMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 47 IN BLOCK 1 IN THE SUBDIVISION OF OUTLOT 47 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421845152, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0421845152.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; and (l) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 17-17-326-048

COMMONLY KNOWN AS: 1302 W. FILLMORE, UNIT 2, CHICAGO, IL 60607