#### PREPARED BY:

## **UNOFFICIAL CC**

John G. @'Brien 2340 S. Arlington Heights Rd., #400 Arlington Heights, IL 60005

MAIL TAX BILL TO:

Haresh Modi 727 South Ashland Avenue, Unit C Chicago, IL 60607

MAIL RECORDED DEED TO:

Haresh Modi 727 South Ashland Avenue, Unit C Chicago, IL 60607



Doc#: 0501811309

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds

Date: 01/18/2005 02:31 PM Pg: 1 of 2

### TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Freuerick Fei Chun Yuen as Trustee of the Frederick Fei Chun Yuen Trust, dated September 20, 1995 as to a 1/2 interest and Stella C. Yuen as Trustee of the Stella C. Yuen Trust, dated September 20, 1995 as to a 1/2 interest , of the City of Palatine, State of L, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Haresh Modi and Kokila Modi, husband and wife , of 117 Red River Court, Napoc iile, IL 60565, not as Tenants in Common nor as Joint Tenants but as Tenants by the

Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

#### Parcel 1:

Unit Number 727-"C" in Garibaldi Square on the Par', Condominium as delineated on a survey of the following described real estate: Lot 36 in Garibaldi Square Subdivision of parts of Blocks 40 and 41 of Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the NE 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 89406373 together with its undivided percentage interest in the common elements in Cook County, Illinois

The exclusive right to the use of P-33, a limited common element, as delinerted on the survey attached to the Declaration aforesaid recorded as Document 89406373

Permanent Index Number(s): 17-17-300-107-1033

Property Address: 727 South Ashland Avenue, Unit C, Chicago, IL 60607

Subject, however, to the general taxes for the year of 2003 and thereafter, and all instruments covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Frederick Fei Chun Yuen

Stalla Gress

Stella C. Yuen

STATE OF ILLINOIS COUNTY OF COOK

Warranty Deed - Tenancy By the Entirety: Page 1 of 2

ATG FORM 4011-R © ATG (REV. 6/02)

0501811309D Page: 2 of 2

# Warranty Deed - Tenancy By

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frederick Yuen and Stella Yuen, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this

My commission expires:

Exempt under the provisions of paragraph

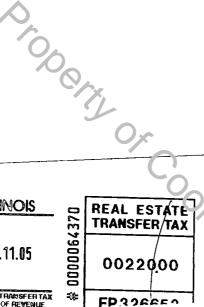
OFFICIAL SEAL Heidi L. Krcmar Notary Public, State of Illinois My Commission Exp. 08/30/2007

STATE OF ILLINOIS



JAN. 11.05

DEPARTMENT OF REVENUE







JAN. 11.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0011000

FP326665

CITY OF CHICAGO



CITY TAX

JAN. 11.05

BEAL ESTATE TRANSACTION TAX



CITY OF CHICAGO CITY TAX



JAN. 11.05

5000002259

REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSFER TAX

0075000

EDろうななだい