

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0508226098
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/23/2005 11:57 AM Pg: 1 of 3

THE GRANTOR, VERA
KARATOSIC, married to MILO
KARATOSIC*, of 535 North
Michigan Avenue, Unit 2216,
Chicago, IL 60611, for and in
consideration of Ten and 00/100
(\$10.00) Dollars, and other good and
valuable considerations in hand paid,
CONVEYS and WARRANTS to the
GRANTEES:

(Above Space for Recorder's Use Only)

KEWAL K. MAHAJAN and NEERJA MAHAJAN
2611 Derby Road
Toledo OH 43615

Husband and Wife, as Joint Tenants with a Right of
Survivorship, all interest in the following described Real Estate situated in
the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 as Joint Tenants,
FOREVER.

Permanent Real Estate Index Number: 17-10-122-022-1309
Address of Real Estate: 535 North Michigan Avenue, Unit 2216, Chicago, IL
60611

P.N.T.N.

DATED this 25th day of February, 2005,

Vera Karatosic
VERA KARATOSIC

Milo Karatosic
MILO KARATOSIC*

* Signing solely to release any homestead rights he may have in the property
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 VERA KARATOSIC, married to
MILO KARATOSIC *, 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.

Given under my hand and official seal this 25 day of February, 2005.

Commission Expires 3-9-06

Joann Fontana-Mueller
Notary Public

This instrument was prepared by: Robert J. Di Silvestro, 5231 North Harlem, Chicago, IL 60656

UNOFFICIAL COPY

LEGAL DESCRIPTION

of premises commonly known as: 535 North Michigan Avenue, Unit 2216, Chicago, IL 60611

SEE LEGAL DESCRIPTION ATTACHED

CITY OF CHICAGO

 MAR. 17.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

UNIT TAX # 0000004724

REAL ESTATE TRANSFER TAX
02287.50
FP 103026

Subject to: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2004 and subsequent years; the mortgage or trust deed, if any.

STATE OF ILLINOIS

 MAR. 17.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

STATE TAX # 0000010380

REAL ESTATE TRANSFER TAX
00305.00
FP 103021

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 MAR. 17.05
 REVENUE STAMP

COUNTY TAX # 0000010390

REAL ESTATE TRANSFER TAX
00152.50
FP 103025

MAIL TO:

~~KEWA~~ DENNIS THARN
180 N MICHIGAN AVE
CHICAGO IL 60601
 #2105

SEND SUBSEQUENT TAX BILLS TO:

KEWAL K. MAHAJAN and NEERJA MAHAJAN
 535 North Michigan Avenue, Unit 2216
 Chicago, IL 60611

UNOFFICIAL COPY

This instrument prepared by: Robert J. Di Silvestro, 5231 Harlem, Chicago, IL 60656

LEGAL DESCRIPTION

of premises commonly known as: 535 North Michigan Avenue, Unit 2216, Chicago, IL 60611

PARCEL A: UNIT NUMBER 2216, 535 N. MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY (COLLECTIVELY REFERRED TO AS "PARCEL":

PARCEL 1: LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 FEET OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT 18318484, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NUMBER LR3137574 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM.

PARCEL B: EASEMENT FOR THE BENEFIT OF PARCEL "A" FOR INGRESS, EGRESS AND SUPPORT AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25298696 AND FILED AS DOCUMENT LR3138565.

Subject to: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2004 and subsequent years; the mortgage or trust deed, if any.

MAIL TO:

DENNIS THORN
180 N. MICHIGAN AVE
CHI., IL 60601 # 2105

SEND SUBSEQUENT TAX BILLS TO:

KEWAL K. MAHAJAN and NEERJA MAHAJAN
 535 North Michigan Avenue, Unit 2216
 Chicago, IL 60611