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Doc#: 0513014095
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/10/2005 08:28 AM Pg: 1 of 4

MB

5/13/2005
M. Moore

WARRANTY DEED

THE GRANTORS, MAXIMINO LUGARDO, JR., an unmarried man and **WILMA M. DELGADO**, an unmarried woman, as joint tenants of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and WARRANT** to the **GRANTEE, NIRAJ DEGA AND PALAK SHAH**, 4441 Williamsburg Ct., Rolling Meadows, Illinois, not as tenants in common but as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** the following described real estate in the County of Cook in the State of Illinois:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number: 17-06-302-046-1004
Address of Real Estate: 2121 West Division, Unit #4, Chicago, Illinois 60622

Together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD the same unto the Grantee.

SUBJECT TO: covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and to general real estate taxes for the year 2004 and subsequent years; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 2nd day of May, 2005.

MAXIMINO LUGARDO, JR.

WILMA M. DELGADO


4CC

BOX 334 CTU

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STATE TAX

STATE OF ILLINOIS



MAY.-6.05


0000003558

REAL ESTATE TRANSFER TAX
00405.00
FP 103032

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.-6.05


0000003629

REAL ESTATE TRANSFER TAX
00202.50
FP 103034

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



MAY.-6.05

000001293

REAL ESTATE TRANSFER TAX
03037.50
FP 103033

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

Property of Cook County Clerk's Office

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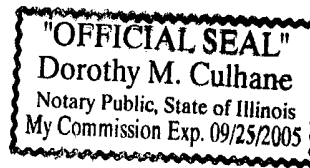
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MAXIMINO LUGARDO, JR. AND WILMAM. DELGADO**, personally known to me to be the same persons whose names are subscribed to the forgoing 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 2nd day of May, 2005.

Dorothy M. Culhane
Notary Public

My commission expires: 9/25/2005



Prepared by: Dorothy M. Culhane, P.C., 1355 N. Sandburg, Suite 2501, Chicago, Illinois 60610.

Send subsequent tax bills to: Niraj Desai and Palak Shah
2121 West Division
Unit #4
Chicago, Illinois 60622

Please mail after recording to: Thomas Haught
GARDI & HAUGHT, LTD.
1450 E. American Lane
Suite 1400
Schaumburg, Illinois 60173

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 SA3243120 NA
STREET ADDRESS: 2121 W. DIVISION ST #4
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-06-302-046-1004

LEGAL DESCRIPTION:

UNIT NUMBER 4 IN THE HIGHPOINT EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 5 (EXCEPT THE EAST 6 FEET THEREOF) ALL OF LOT 6 AND 7 (EXCEPT THE WEST 9.83 FEET THEREOF IN SUBDIVISION OF THE NORTH PART OF BLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00216933 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF G4, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.