

UNOFFICIAL COPY

M.G.R. TITLE COMPANY, L.L.C.



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

8



Doc#: 0527904150 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/06/2005 01:27 PM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR(S), Biren M. Patel and Nisha B. Patel, husband and wife as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ~~Paul Ritchie and Laurie Walsh, husband and wife~~ as tenants by the entirety, (GRANTEE'S ADDRESS) 211 E. Ohio, #614, Chicago, Illinois 60611 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PR

MARRIED TO
PAUL O. RICHIE

See Exhibit "A" attached

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent year.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-209-025-1571
Address(es) of Real Estate: 211 E. Ohio, Unit 307, Chicago, Illinois 60611

Dated this 30th day of September, 2005

Biren M. Patel

Nisha B. Patel

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
399748 \$3,000.00
10/05/2005 08:45 Batch 02216 5



STATE OF ILLINOIS
STATE TAX
OCT. -5.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00002669K
00400.00
FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
OCT. -5.05
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000173552
00200.00
FP326670

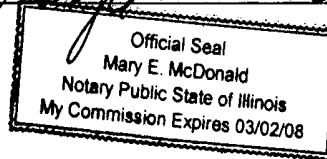
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Biren M. Patel and Nisha B. Patel, husband and wife as tenants by the entirety, personally known to me to be the same person(s) whose name(s) 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 30th day of September, 2005

Mary E. McDonald (Notary Public)



Prepared By: Frank W. Jaffe
111 W. Washington #1401
Chicago, Illinois 60602

Mail To:
Gary Mages
Mages & Price
102 Wilmot Road, Suite 410
Deerfield, IL 60015

Name & Address of Taxpayer:
Paul Ritchie and Laurie Walsh
211 E. Ohio, Unit 307
Chicago, Illinois 60611

Property of Cook County Clerk's Office

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PARCEL 1: UNIT 2B IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99613753.

PARCEL 3: VALET PARKING RIGHT 181 APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754.

PIN #: 17-10-209-025-1571

Commonly known as: 211 E. OHIO ST.
CHICAGO, Illinois 60610