

56/233476
SPECIAL WARRANTY

UNOFFICIAL COPY

DEED

(Corporate to Individual)
(Illinois)

THE GRANTORS:

PRUDENTIAL RESIDENTIAL SERVICE, Limited Partnership, by Prudential Homes Corporation, its General Partner, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State where the following described real estate is located, party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS TO:

Shamoli Khanderia

Shamoli



Doc#: 0530626038 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2005 09:40 AM Pg: 1 of 3

the GRANTEES, party of the second part, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: UNIT NUMBER A2 IN THE 558 WEST ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT: LOTS 25 THROUGH 48 IN BLOCK 2 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 19.89 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 10 SECONDS EAST, 62.10 FEET; THENCE DUE WEST, 20.20 FEET TO THE WEST LINE OF SAID TRACT; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID TRACT TO THE PLACE OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0426744052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441252 THROUGH 0410441259, BOTH INCLUSIVE

Permanent Real Estate Index Number: 14-33-129-073-0000 (underlying)
Address(es) of Real Estate: 558 West Armitage Avenue, Unit A-2, Chicago, IL 60614

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby and said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.

32

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 12 day of September, 2005.

(Affix corporate seal here)

By: Scott D. Hunt Vice President

Attest: [Signature] Assistant Secretary

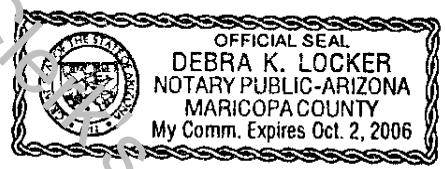
STATE OF ARIZONA }
MARICOPA COUNTY }cs

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Scott D. Hunt, personally known to me to be the Vice President of the Corporation who is the grantor, and Bob W. Hoffman, personally known to me to be the Assistant Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Assistant Secretary they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 12 day of September 2005.

Commission expires Oct 2, 2006
[Signature]
Notary Public

This instrument was prepared by: Rosemarie A. Hobbs
TATOOLES, FOLEY & ASSOCIATES
600 So. Washington St., Ste. 301
Naperville, IL 60540



Mail to:
Stephanie Simon
4709 W. Golf Rd
Skokie, IL 60076

Send Subsequent Tax Bill To
Shamsli Khanderia
558 W Armitage Ave, A-2
Chicago, IL 60614




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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER A2 IN THE 558 WEST ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT: LOTS 25 THROUGH 48 IN BLOCK 2 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, 19.89 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 10 SECONDS EAST, 62.10 FEET; THENCE DUE WEST, 20.20 FEET TO THE WEST LINE OF SAID TRACT; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID TRACT TO THE PLACE OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0426744052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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Property Address: 558 West Armitage Avenue, Unit A-2, Chicago, IL 60614
 PIN No.: 14-33-129-073-0000 (underlying)

<p>COOK COUNTY REAL ESTATE TRANSACTION TAX</p> <p>COUNTY TAX</p>  <p>OCT. 19.05</p> <p>REVENUE STAMP</p>	# 0000030702	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">00197.00</td> </tr> <tr> <td style="text-align: center;">FP326707</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00197.00	FP326707
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<p>CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p> <p>CITY TAX</p>  <p>OCT. 19.05</p>	# 0000020304	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">02955.00</td> </tr> <tr> <td style="text-align: center;">FP 102803</td> </tr> </table>	REAL ESTATE TRANSFER TAX	02955.00	FP 102803
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<p>STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p> <p>STATE TAX</p>  <p>OCT. 19.05</p>	# 0000030785	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">00394.00</td> </tr> <tr> <td style="text-align: center;">FP 102809</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00394.00	FP 102809
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