

ST 1831
UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)



Doc#: 0606105050 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2006 10:13 AM Pg: 1 of 3

Ticor Title Insurance

THE GRANTORS, Sandeep Badhwar and Kelly Badhwar, 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, TRANSFER and WARRANT to Don M. Hladko, a single man of the City of Downers Grove, County of Du Page, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Handwritten initials: ZCB

Property Address: 1652 N. Claremont Avenue, Unit #2, Chicago, Illinois 60647
P.I.N.: 14-31-326-075-1002

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2005 and 2006, *not yet due and payable.*

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

Dated: this 08 day of February, 2006

Handwritten signature of Sandeep Badhwar

Sandeep Badhwar

Handwritten signature of Kelly Badhwar

Kelly Badhwar

BOX 15

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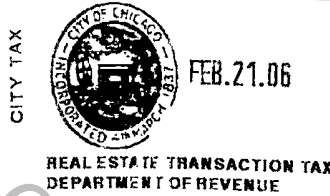
STATE OF Michigan }
COUNTY OF Wayne } SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Sandeep Badhwar and Kelly Badhwar 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 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 8th day of February, 2006.

K.J. Herdon
Notary Public
K.J. HERDON
NOTARY PUBLIC WAYNE CO., MI
MY COMMISSION EXPIRES Aug 12, 2008

CITY OF CHICAGO



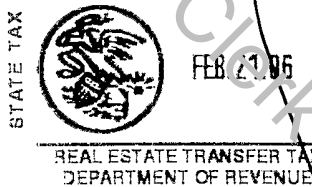
REAL ESTATE TRANSFER TAX
0271875
FP 102803

0000022081

THIS INSTRUMENT PREPARED BY:

David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
0036250
FP 102809

0000032761

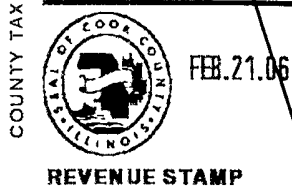
WHEN RECORDED RETURN TO:

BARBARA DEMOS
4746 N. MILWAUKEE
CHICAGO IL 60630

SEND FUTURE TAX BILLS TO:

Don M. Hladko
1652 N. Claremont Avenue, Unit #2
Chicago, Illinois 60647

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REAL ESTATE TRANSFER TAX
0018125
FP 326707

0000032655

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000579831 CH

STREET ADDRESS: 1652 NORTH CLAREMONT AVENUE

UNIT 2

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 14-31-326-075-1002

LEGAL DESCRIPTION:

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1652 NORTH CLAREMONT AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00087926, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED IN THE SURVEY ATTACHED TO AND MADE PART OF THE AFORESAID DECLARATION OF CONDOMINIUM.