

UNOFFICIAL COPY

WARRANTY DEED

Joint Tenancy

Statutory (ILLINOIS)

(Individual to Individual)



Doc#: 0610243169 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2006 10:40 AM Pg: 1 of 3

THE GRANTOR, HUMERA ALIUDDIN, married to Haroon Khan, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations, CONVEYS and WARRANTS to ANDREW J. KEASCHALL and KRISTIN D. FRANKOWIAK, of 2610 N. Seminary Ave., #1, Chicago, Illinois 60614, not in Tenancy in Common, but in JOINT TENANCY,

Above Space for Recorder's Use Only

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

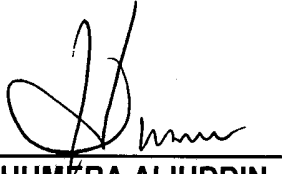
SEE LEGAL DESCRIPTION ATTACHED
AND MADE A PART HEREOF AS APPENDIX A


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 not in tenancy in common, but in joint tenancy forever.

SUBJECT TO: covenants, conditions, and restrictions of record; and to General Real Estate Taxes for 2005 and subsequent years.

Permanent Index Number: 17-10-132-037-1235

Address of Real Estate: 405 N. WABASH AVE., UNIT 1613, CHICAGO, ILLINOIS 60611


[SEAL]
HUMERA ALIUDDIN

DATED: March 31, 2006

[SEAL]
HAROON KHAN, for purposes of releasing
any marital interest

MAIL TO:
RESIDENTIAL TITLE SERVICES
1910 S. HIGHLAND AVE.
SUITE 202
LOMBARD, IL 60148

3K9

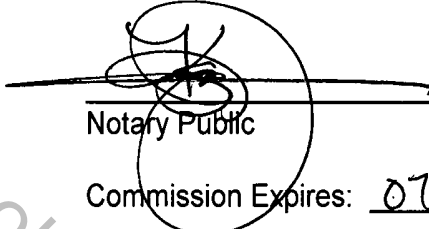
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HUMERA ALIUDDIN and HAROON KHAN, husband and wife, are 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 31 day of March, 2006.



Notary Public
Commission Expires: 07-29-08

This instrument was prepared by:

NASREEN NEUMEYER, ESQ.
Law Office of Nasreen Neumeyer
60-F W. Terra Cotta Ave., #247
Crystal Lake, IL 60014

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

JOHN C WDJTECZKO
77 W. WABASH AVE. S.C. 1119
CHICAGO, IL 60602

ANDREW J. KEASCHALL
KRISTIN D. FRANKOWIAK
405 N. WABASH AVE., #1313
CHICAGO, IL 60611

Property of Cook County Clerk's Office

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PARCEL 1:

UNIT 1613, IN THE RIVER PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31, TO 39, BOTH INCLUSIVE, 41 AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 17-10-132-037-1235

Commonly known as: 405 NORTH WABASH AVENUE, UNIT 1613
CHICAGO, IL 60611

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
428046 \$2,328.75
04/10/2006 10:01 Batch 11821 31



STATE OF ILLINOIS

STATE TAX

APR. 10.06

REAL ESTATE TRANSFER TAX

0000092831

0031050

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

FP326669

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

APR. 10.06

REAL ESTATE TRANSFER TAX

000187015

0015525

REVENUE STAMP

FP326670