

UNOFFICIAL COPY



0614241099

③
WARRANTY DEED
Statutory (Illinois)

Doc#: 0614241099 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/22/2006 12:07 PM Pg: 1 of 3

Send Subsequent Tax Bills to:

Peter Singhsani
1542 N. Hudson, Unit 2
Chicago, Illinois 60610

Mail to:

Scott Sherman
SHERMAN LAW, P.C.
1410 W. Diversey Parkway
Chicago, Illinois 60614

2067496mtcjkenry

This Instrument was prepared by:

Marc E. Bouchard
LAW OFFICES OF
PALMISANO & LOVETRANO
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

M.G.R. TITLE

THE GRANTOR, **STEVEN COOPER**, of San Diego California, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Peter Singhsani, an unmarried man,
of 1542 N. Hudson, Unit 2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


See LEGAL DESCRIPTION attached hereto and incorporated herein by reference

ADDRESS: 1542 NORTH HUDSON AVE., UNIT 2, CHICAGO, ILLINOIS 60610
P. I. N. 17-04-110-030-0000

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2005 and subsequent.

STATE TAX

STATE OF ILLINOIS



MAY. 19.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


00380.00

FP326660

0000036269

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY. 19.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX

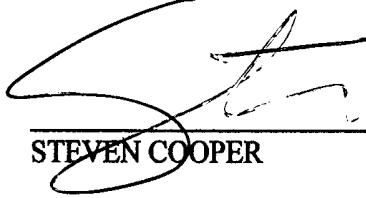
00190.00

FP 103042

000000803

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 28 day of April, 2006.



STEVEN COOPER

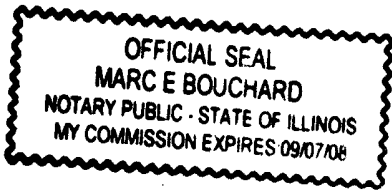
STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that STEVEN COOPER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28 day of April, 2006.



NOTARY PUBLIC



City of Chicago
Dept. of Revenue
439978
05/19/2006 10:56 Batch 07295 32
Real Estate
Transfer Stamp
\$2,850.00
Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 1542 NORTH HUDSON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 18 IN BLOCK 2 IN THE RESUBDIVISION OF BLOCKS 2, 3, AND THE WEST 33 FEET OF BLOCK 1 IN STATE BANK OF ILLINOIS SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613845142, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613845142.

P.I.N. 17-04-110-030-0000 (AFFECTS UNDERLYING LAND)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.