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PREPARED BY:

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Doc#: 0619920038 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2006 08:00 AM Pg: 1 of 3

WHEN RECORDED RETURN TO:

Vipinbhai D. Patel
18 S. Meadow Court
South Barrington, IL 60010

FIRST AMERICAN
File # 1420192
111

WARRANTY DEED

The Grantor, STEPHEN H. PUGH AND MARGO V. BROOKS-PUGH, husband and wife, of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to VIPINBHAI D. PATEL, a married man, having an address of 18 S. Meadow Court, South Barrington, Illinois 60010, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 17-22-110-119-1467

Commonly known as: Garage Unit #263, 233 E. 13th Street, Chicago, IL 60605

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise and subject only to real estate taxes not yet due and payable and any and all covenants, conditions and restrictions of record as of the date hereof.

Dated this 20 day of June, 2006.



STEPHEN H. PUGH



MARGO V. BROOKS-PUGH

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ACKNOWLEDGMENT

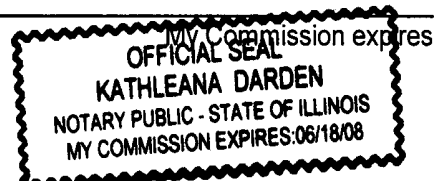
STATE OF ILLINOIS)

COUNTY OF COOK)

I, Kathleena Darden, a Notary Public in and for said County in the State aforesaid, do hereby certify that **STEPHEN H. PUGH AND MARGO V. BROOKS-PUGH**, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 20th day of June, 2006.

Kathleena Darden
NOTARY PUBLIC



SEND SUBSEQUENT TAX BILLS TO:
Vipinbhai D. Patel
18 South Meadow Court
South Barrington, IL 60010

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
JUL. 11.06

07670000000

REAL ESTATE TRANSFER TAX	0029250
FP 102812	

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JUL. 11.06

0000029647

REAL ESTATE TRANSFER TAX	0001950
FP 103028	

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JUL. 11.06

0000029447

REAL ESTATE TRANSFER TAX	0003900
FP 103027	

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LEGAL DESCRIPTION

EXHIBIT A

GU-263 IN MUSEUM POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 93.55; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 1.69 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50 AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT IN THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF, BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12 DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51, THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF; A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONNOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 4;

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PIN: 17-22-110-119-1467