



WARRANTY DEED

Doc#: 0623420164 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2006 11:14 AM Pg: 1 of 3

Mail to: Hal A. Lipshutz
867 W. Buckingham Place
Chicago, IL 60657

THE GRANTOR(S), ^{K. Amarrico MAN** A MARRIED MAN**} Satyesh Nanda and Satyawan Nanda, of City of Chicago, Cook County, State of Illinois, for the consideration of TEN DOLLARS, and other good and valuable considerations, in hand paid, CONVEY(S) and WARRANT(S) to Ray Jan, single, of Cook County, Illinois, as individual, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2008 AND GU-90, IN THE TOWER RESIDENCE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING ^{WITHIN ITS} HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THERE OF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET, THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.41 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 08 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING) IN COOK


P.N.T.N.

** THIS IS NOT HOMEOWNERS PROPERTY AS TO THE GRANTORS.

UNOFFICIAL COPY

STATE OF ILLINOIS

STATE TAX



AUG. 16.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000025965

REAL ESTATE TRANSFER TAX
00310.00
FP 103021

Property of Cook County Clerk's Office

COOK COUNTY

COUNTY TAX



AUG. 16.06

REAL ESTATE TRANSACTION TAX


REVENUE STAMP

0000025965

REAL ESTATE TRANSFER TAX
00155.00
FP 103025

CITY OF CHICAGO

CITY TAX



AUG. 16.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011453

REAL ESTATE TRANSFER TAX
02325.00
FP 103026

11111

UNOFFICIAL COPY

COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-141, A LIMITED COMMON ELEMENT AS DELINEATED ON SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

PIN: 17-22-110-117-0000

Commonly known as: 1235 S. Prairie Private, unit 2008, Chicago, IL 60605

SUBJECT TO: Covenants, conditions and restrictions of record, 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 forever.

DATED this 28th day of July, 2006
Satyesh Nanda by
Satyesh Nanda, by Satyawar Nanda,
as attorney in fact. (Seal)

Satyawan Nanda

Satyawar Nanda (Seal)

GRANTEE AND ADDRESS OF PROPERTY/MAIL TAX BILLS TO:
Ray Jan
1235 S. Prairie Private, unit 2008, Chicago, IL 60605

NAME AND ADDRESS OF PERSON PREPARING DEED:
Shawn Kim, Esq.
3758 West Montrose Avenue, Chicago, Illinois 60618

STATE OF ILLINOIS)
)
COUNTY OF COOK)

** and Satyesh Nanda, by Satyawar Nanda as attorney in fact*

I, the undersigned, a Notary Public in and for said County, in the State Illinois aforesaid, DO HEREBY CERTIFY that, Satyawar Nanda,* personally known to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day and personally 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 28 day of July, 2006

Commission expires Aug 17, 2009
Alexander Jankovich
NOTARY PUBLIC

