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WARRANT & DEED
(Illinois) (Individual to Individual)

PREPARED BY:
Jonathan A. Vold, Esq.,
900 E. Northwest Hwy.
Mt. Prospect, IL 60056



Doc#: 0624905352 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2006 03:47 PM Pg: 1 of 3

MAIL TO:
Tige C. Johnson, Esq.
446 N Wells St #340
Chicago, IL 60610

SEND TAX BILL TO:
Phong Pham
946 W Oakdale, Unit 3E
Chicago, IL 60657

For and in consideration of Ten & no/100ths Dollars (\$10.00) and other valuable and sufficient consideration in hand paid, the GRANTOR, **Karan Arora, married to Divya Arora, of 946 W Oakdale, Unit 3E, Chicago, IL 60657**

hereby CONVEYS and WARRANTS to the GRANTEE, **Phong Pham, of 5701 N Sheridan #26H, Chicago, IL 60660**

to have and to hold the real estate having a P.I.N. of **14-29-217-012-1003** and located at **946 W Oakdale, Unit 3E, Chicago, IL 60657**, and legally described as

(see attached legal description)

hereby releasing and waiving all of the Grantors' rights under and by virtue of the Homestead Exemption Laws of Illinois,

SUBJECT ONLY TO: general real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Dated August 17, 2006

Karan Arora
by *[Signature]* his attorney in fact
Karan Arora

Divya Arora
by *[Signature]* her attorney in fact
Divya Arora, signing for sole purpose of
waiving and releasing homestead rights

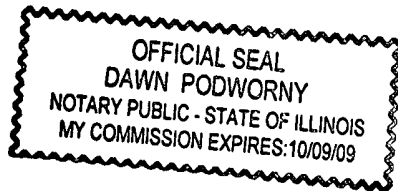
FIRST AMERICAN TITLE order # *146109/3084*

I the undersigned, a Notary Public in and for the County of Lake, in the State of Illinois, certify that ~~Karan Arora and Divya Arora~~, personally known to me to be the same persons as noted herein, each appeared before me this day in person and acknowledged signing and delivering this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated 8/17/06
My commission expires 10/9/09

[Signature]
Notary Public

* *Jonathan A. Vold as attorney in fact for Karan Arora, and Jonathan A. Vold as attorney in fact for Divya Arora*




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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

AUG. 31. 06



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

8832300000 #


REAL ESTATE TRANSFER TAX
00264.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 31. 06



REVENUE STAMP


0000032589

REAL ESTATE TRANSFER TAX
00132.00
FP 103028

CITY TAX

CITY OF CHICAGO

AUG. 31. 06



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006474

REAL ESTATE TRANSFER TAX
01980.00
FP 102812

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 3 IN THE HEATHER OAKS CONDOMINIUM, CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 (EXCEPT THE NORTH 6 FEET AND 8 5/8 INCHES THEREOF) IN BLOCK 1 IN SHORTLETT'S SUBDIVISION OF PART OF THE WEST 1/2 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24542837 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-29-217-012-1003 Vol. 0488

Property Address: 946 West Oakdale, Unit 3E, Chicago, Illinois 60657

Property of Cook County Clerk's Office