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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 0635242201 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/18/2006 02:04 PM Pg: 1 of 3

8352753

THE GRANTORS, Yogeshver Roy Sharda and Lisa Simone Sharda, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Chicago Title Land Trust Company U/H/ 1107970 dated 1-15-00, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 43 IN BLOCK 3 IN FULLERTON'S SECONDS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILWAY AND OF THAT PART LYING WEST OF SAID RAILWAY AND EAST OF CLYBOURN AVENUE, ALL IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** (i) general real estate taxes not then due and payable; (ii) covenants, restrictions, conditions, and easements of record; (iii) roads and highways, if any; (iv) applicable zoning, building laws and ordinances; (v) acts done or suffered by Purchaser or those claiming by or through or under Purchaser; and (vi) special taxes or assessments for improvements not yet completed or installments not due at the date hereof for improvements heretofore completed.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be

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# UNOFFICIAL COPY

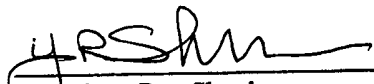
obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.


The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.


And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


Permanent Real Estate Index Number(s): 14-30-407-050-0000  
 Address of Real Estate: 2514 N. Marshfield, Chicago, Illinois 60614


Dated this 14<sup>th</sup> day of December, 2006.

  
 \_\_\_\_\_  
 Yogeshver Roy Sharda

  
 \_\_\_\_\_  
 Lisa Simone Sharda

STATE OF ILLINOIS		# 000006629	REAL ESTATE TRANSFER TAX
STATE TAX			0 1590.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103024

COOK COUNTY REAL ESTATE TRANSACTION TAX		# 000004652	REAL ESTATE TRANSFER TAX
COUNTY TAX			00795.00
REVENUE STAMP			FP 103022

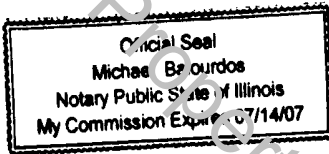
CITY OF CHICAGO		# 000004528	REAL ESTATE TRANSFER TAX
CITY TAX			1 1925.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			FP 103023

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STATE OF ILLINOIS  
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yogeshver Roy Sharda and Lisa Simone Sharda, as husband and wife, 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 14<sup>th</sup> day of December, 2006.



*Michael S. Balourdos* (Notary Public)

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**Prepared By:** Michael S. Balourdos, Esquire  
Schenk, Annes, Brookman & Tepper, Ltd.  
311 South Wacker Drive, Suite 5125  
Chicago, Illinois 60606-6622

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**After Recording, Mail To:**

Mark R. Glickman, Esquire  
Law Offices of Mark R. Glickman, P.C.  
3100 Dundee Road, Suite 402  
Northbrook, IL 60062

**Name & Address of Taxpayer:**

Jason Lubar  
2514 N. Marshfield  
Chicago, Illinois 60614