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07113600530

Doc#: 0711360053 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2007 12:01 PM Pg: 1 of 4

Property of Cook County Clerk's Office

[Space Above This Line For Recording Data]

WARRANTY DEED

RM 632 4188

Box 334

485

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WARRANTY DEED

THE GRANTORS James A. Downey and Loren James Eade
Bachelors
273 Forest Ave
Elmhurst, IL 60126

of the County of Cook,
State of ILLINOIS for and in consideration of
----- TEN AND 00/100 ----- DOLLARS,
and other good and valuable considerations _____
_____ in hand paid,
CONVEY and WARRANT to

Nilima Hemendra Patel, married to Hemendra Babubhai Patel

the following described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:

See Attached Legal Description

This Space for Recorder's Use Only

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State
of Illinois.

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, AND TO
GENERAL TAXES FOR 2006 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 17-04-443-011-0000

Address of Real Estate: 849 N Franklin, Unit 1210, Chicago, IL 60610

Dated this April 18, 2007

James A. Downey
James A. Downey

(SEAL)

Loren James Eade
Loren James Eade (SEAL)

State of Illinois,
County of Cook ss.

OFFICIAL SEAL
ROGER V MCCAFFREY-BOSS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/22/10

_____, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that James A. Downey and Loren James Eade bachelors, are
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 he
signed, sealed, and delivered the said instrument as his 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 April 18, 2007

Commission expires 7-22 20 10

Roger V. McCaffrey-Boss
NOTARY PUBLIC

This instrument was prepared by Roger V. McCaffrey-Boss, 19 S. LaSalle St., 15th Floor, Chicago, IL 60603

MAIL TO:
V S Vasan, Esq.
Vasan & Associates
P O Box 1916
Bridgeview, IL 60455-0916

SEND SUBSEQUENT TAX BILLS TO:
Nilima Hemendra Patel
849 N Franklin,
Unit 1210, Chicago, IL 60610

RM6224188 Munden CTC 10/1 10/05

BOX 334 CTI

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

APR. 20. 07

REAL ESTATE TRANSFER TAX

00297.50

FP 102808

000070191017

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 20. 07

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00148.75

FP 102802

000070191017

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO

APR. 20. 07

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

02231.25

FP 102805

0000015478

UNOFFICIAL COPY

STREET ADDRESS: 849 N FRANKLIN

#1210

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-04-443-011-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 1210 IN THE PARC CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613910107, AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 225, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

Pin numbers.

17-04-443-012-0000

17-04-443-013-0000

17-04-443-014-0000

17-04-443-015-0000

17-04-443-016-0000

17-04-443-017-0000

17-04-443-020-0000

17-04-445-001-0000

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