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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)**



0713042060

Doc#: 0713042060 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/10/2007 10:24 AM Pg: 1 of 4

CM E7H Noest 1003
CR 5507755

THE GRANTOR, Monroe Partners 6, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOI LARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Director, of said corporation, **CONVEY(S)** and **WARRANT(S)** to Waffa Karkukly, An Individual,

(GRANTEE'S ADDRESS) 474 Brookline Court, Palatine, Illinois 60067

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

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-17-211-035-0000, 17-17-211-036-0000

Address(es) of Real Estate: 1047 West Monroe, Unit 3, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 2nd day of May, 2007.

Monroe Partners 6, LLC, an Illinois Limited Liability Company

By Shivjit Hundle
Shivjit Hundle
Manager

Box 334
4
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EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT NUMBER 3 IN THE 1047 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.00 FEET OF THE WEST 75.58 FEET OF THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE EAST 26.64 FEET OF THE WEST 79.92 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628622108, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-2), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0628622108.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY.-7.07
REVENUE STAMP



CITY OF CHICAGO
CITY TAX
MAY.-7.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
000015747
0356250
FP 102805

REAL ESTATE
TRANSFER TAX
000010227
0023750
FP 102802

STATE OF ILLINOIS
STATE TAX
MAY.-7.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0000101986
0047500
FP 102808

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STATE OF ILLINOIS, COUNTY OF

Cook

SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Shivjit Hundle, personally known to me to be the Manager of the Monroe Partners 6, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Shivjit Hundle, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of May, 2007



Heidi L. Hubert (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:

Theresa L. Panzica
2510 West Irving Park Road, Unit A
Chicago, Illinois 60618

Name & Address of Taxpayer:

Waffa Karkukly
1047 West Monroe, Unit 3
Chicago, Illinois 60607

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office