

UNOFFICIAL COPY



Doc#: 0713442024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2007 08:51 AM Pg: 1 of 3



Chicago Title Insurance Company

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

1 BT
CND
CR 5502681
ABCA 6A 20

Property of Cook County Clerk's Office

THE GRANTOR, McGuire Builders, Inc., a corporation 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 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Arun Gupta, An Individual,

(GRANTEE'S ADDRESS) 240 West Winding Trail Circle, Round Lake, Illinois 60073

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

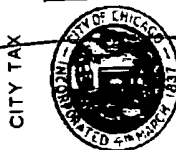
Permanent Real Estate Index Number(s): 20-03-303-007-0000
Address(es) of Real Estate: 4333 S. Indiana, Unit 1, Chicago, Illinois 60653

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 17th day of April, 2007.

McGuire Builders, Inc.

By Sean McGuire
Sean McGuire
President

CITY OF CHICAGO



CITY TAX

MAY - 9.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015794

REAL ESTATE TRANSFER TAX
01657.50
FP 102805

37

COUNTY TAX

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

MAY - 9.07

REVENUE STAMP

0000102285

REAL ESTATE TRANSFER TAX
00110.50
FP 102802

STATE TAX



MAY - 9.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

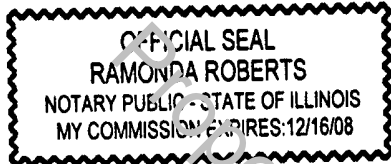
0000102050

REAL ESTATE TRANSFER TAX
00221.00
FP 102808

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Sean McGuire, personally known to me to be the President of the McGuire Builders, Inc., 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 Sean McGuire, President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of April, 2007



Ramonda Roberts

(Notary Public)

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

Mail To:
Mark Edelstein, Esq.
3825 West Montrose
Chicago, Illinois 60618

Name & Address of Taxpayer:
Arun Gupta
4333 S. Indiana, Unit 1
Chicago, Illinois 60653

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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT NUMBER 1 IN THE 4333 SOUTH INDIANA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 1/2 OF LOT 18 IN BLOCK 2 IN PIKE'S SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706615135; 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-1), A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0706615135.

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.

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