

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0727701043D

Doc#: 0727701043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2007 07:42 AM Pg: 1 of 3

8395-3947/27066229
10/3

THE GRANTOR(S), Gideon Court Development, LLC, of the City of Highland Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Kamlesh M. Shah and Sheelaben Shah, Tenants by the Entirety, 9039 Knox Ave., Skokie, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and hereby made a part hereof.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act and the Municipal Code of Skokie, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for Gideon Court Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements or Grantee, liens and other matters of title over which the Chicago Title Insurance Company, is willing to insure without cost to Purchaser and encroachments, if any. 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.

The tenant of the Unit has waived or has failed to exercise the right of first refusal.

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

Permanent Real Estate Index Number(s): 10-27-232-059-0000

Address(es) of Real Estate: 7610-14 Crawford, Unit 101-A Skokie, Illinois 60076

Dated this 28th day of August, 2007
P-1, S-15

Gideon Court Development, LLC

By: Gedon Hertshten
Gedon Hertshten, Member

By: Joanne Hertshten
Joanne Hertshten, Member

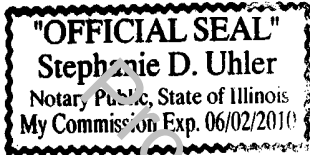
BOX 333-CT

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gedon Hertshten and Joanne Hertshten as Members of Gideon Court Development, LLC 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 28th day of August, 2007

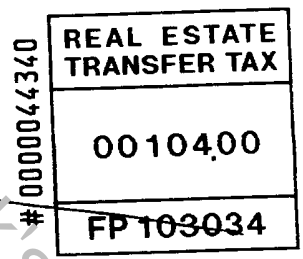
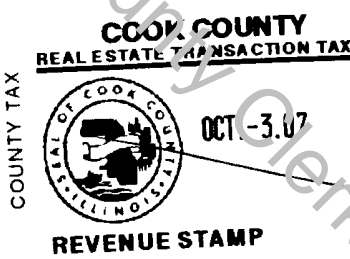
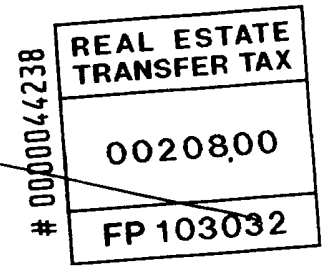


Stephanie D. Uhler
(Notary Public)

Prepared By: Earl L. Simon
4709 W. Golf, Suite 475
Skokie, Illinois 60076

Mail To:
Anna Mencini
550 E. Devon, #160
Itasca, IL 60143

Name & Address of Taxpayer:
Kamlesh M. Shah and Sheelaben Shah
7610-14 Crawford, Unit 101-A
Skokie, Illinois 60076



VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$624
Skokie Office 8/28/07

UNOFFICIAL COPY

STREET ADDRESS: 7610 CRAWFORD AVE UNIT 101 A
CITY: SKOKIE **COUNTY:** COOK
TAX NUMBER: 10-27-232-059-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER 101-A AND P-1 IN THE GIDEON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 (EXCEPT THE NORTH 9.69 FEET THEREOF AND EXCEPT STREET), ALSO LOTS 4 THROUGH 7 (EXCEPT STREET) AND LOT 8 (EXCEPT THE SOUTH 9.00 FEET THEREOF AND EXCEPT STREET) IN BLOCK 12 IN GEORGE F. NIXON AND COMPANY'S RAPID TRANSIT PARK, A SUBDIVISION OF PART OF LOTS 1 THROUGH 14 IN HENRY HARRER'S ESTATE PARTITION IN SECTIONS 26 AND 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-15 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0717115068