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2072

PREPARED BY:

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6348 North Cicero Avenue
Chicago, Illinois 60646
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Doc#: 0728202129 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2007 09:58 AM Pg: 1 of 3

MAIL TAX BILL TO:

Vipan Gupta
Neelam Gupta
Unit 1409
7061 North Kedzie Avenue
Chicago, Illinois 60645

MAIL RECORDED DEED TO:

Nancy Nowak Sander
Attorney at Law
8532 School Street
Morton Grove, Illinois 60053

072820303000053

JOINT TENANCY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Rebecca Moraris, a single woman, who has not been married, of Unit 1409, 7061 North Kedzie Avenue, Chicago, Illinois 60645, for and in consideration of \$10.00 (Ten & 00/100 Dollars), and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to Vipan Gupta and Neelam Gupta, married to each other, of 7211 N. Keystone, Lincolnwood, IL 60712, not as Tenants in Common nor as Tenants by the Entirety but as JOINT TENANTS, all right, title, and interest in the following described real estate, which real estate (the "Real Estate") is situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED FOR THE FULL AND COMPLETE LEGAL DESCRIPTION OF THE REAL ESTATE;

The Real Estate having been assigned the Permanent Index Number of 10-36-100-018-1195;

The Real Estate being commonly known or described as Unit 1409, 7061 North Kedzie Avenue, Chicago, Illinois 60645;

Subject, however, to general Real Estate taxes for the year of 2006 and thereafter; and to any and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in **TENANCY IN COMMON** but in **JOINT TENANCY** forever.

Dated this 25TH Day of September, 20 07:

Rebecca Moraris
Rebecca Moraris

Attorney's Office
1310 N. Dearborn Street
Chicago, IL 60610
Phone: 773-327-1111

P-3
b/w

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Joint Tenancy Warranty Deed - *Continued*

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rebecca Moraris, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered said instrument, as her 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 notarial seal, this 25TH day of September, 20

Bonnie Pomrenz
Notary Public

My commission expires: 7/5/09



STATE OF ILLINOIS

STATE TAX  OCT.-4.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000020958

REAL ESTATE TRANSFER TAX
0012150
FP326652

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX  OCT.-4.07

REVENUE STAMP

0000035918

REAL ESTATE TRANSFER TAX
0006075
FP326665

CITY OF CHICAGO

CITY TAX  OCT.-4.07

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000032016

REAL ESTATE TRANSFER TAX
0091125
FP326650

UNOFFICIAL COPYJoint Tenancy Warranty Deed - *Continued***LEGAL DESCRIPTION****FOR THE REAL ESTATE COMMONLY KNOWN OR DESCRIBED AS
UNIT 1409, 7061 NORTH KEDZIE AVENUE, CHICAGO, ILLINOIS 60645****WHICH REAL ESTATE HAS BEEN ASSIGNED
PERMANENT INDEX NUMBER 10-36-100-018-1195**

Parcel 1:

Unit 14--09 as shown and identified on the survey of that part of a tract of land consisting of Blocks 4 and 5, together with all that part of vacated North Albany Avenue, lying North of the South line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue and lying South of the North line of said Block extended West, said extended line also being the North line of vacated West Estes Avenue, together with all of vacated West Lunt Avenue, lying East of the East line of North Kedzie Avenue and together with all of vacated West Estes Avenue, lying East of the East line of said North Kedzie Avenue, all in COLLEGE GREEN SUBDIVISION of part of the West Half of the Northwest Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian described as follows:

BEGINNING at the Northeast corner of said tract; thence West, along the North line of said tract, 505.51 feet; thence South, along a line parallel to the East line of said tract, 681.49 feet to the South line of said tract; thence East, along the South line of said tract, 505.49 feet to the Southeast corner of said tract; thence North, along the East line of said tract, 681.82 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership by Winston Gardens, Inc., recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 20520335, together with an undivided 0.2955% interest in the above described premises, excepting therefore all of the Units, as defined and set forth in the said Declaration and survey.

Parcel 2:

Easement for the benefit of Parcel 1 aforesaid as set forth by a Declaration of Easement dated June 3, 1968 and recorded June 14, 1968 as Document No. 20520336 as created by Deed from Winston Development Corporation to Morris Taxe and Shirley Taxe, his wife, and Martin Taxe and Joyce Taxe, recorded August 20, 1968 as Document No. 20570033, for ingress and egress over, upon and across the following strip of land:

The North 30 feet as measured at 90 degrees to the North line thereof of a tract of land consisting of Blocks 4 and 5, together with all that part of vacated North Albany Avenue, lying North of the South line of Block 5 extended West, said extension also being the South line of vacated West Lunt Avenue and lying South of the North line of said Block 5 extended West, said extended line also being the North line of vacated West Estes Avenue; together with all of vacated West Lunt Avenue, lying East of the East line of North Kedzie Avenue and together with all of vacated West Estes Avenue, lying East of the East line of said North Kedzie Avenue, all in COLLEGE GREEN SUBDIVISION of part of the West Half of the Northwest Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, (except that part of the above described tract) described as follows:

BEGINNING at the Northeast corner of said tract; thence West, along the North line of said tract, 505.51 feet; thence South, along a line parallel to the East line of said tract, 681.49 feet to the South line of said tract; thence East, along the South line of said tract, 505.49 feet to the Southeast corner of said tract; thence North, along the East line of said tract, 681.82 feet to the point of beginning, in Cook County, Illinois.