

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, Odisho Dinkha and Habrina Dinkha, husband and wife, of the city of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to:



Doc#: 0728340018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/10/2007 10:58 AM Pg: 1 of 3

Brian B. Carlson
2137 W. Addison, Apt. 1
Chicago, IL 60618

Statutory (Individual to Individual)

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

Unit Number 2 in the 3709 N. Elston Condominium and the exclusive right to use Parking Space P-2, Balcony Space B-2, and Deck Space D-2, as delineated on the Plat of Survey of the following described Parcel of Real Estate:

LOT 14 IN R.F. BICKERICKE'S SUBDIVISION OF THAT PART NORTH OF ELSTON AVENUE OF BLOCK 2 OF BICKERDICKE'S SECOND ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT 1 27/100 ACRES IN THE SOUTHEAST CORNER THEREOF) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

which survey is attached as Exhibit "A" to Declaration of Condominium Ownership By-Laws, Easements, Restrictions and Covenants for 3709 Elston Condominium, and recorded August 23, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0723515026, as amended from time to time, together with its undivided percentage interest in the common elements.

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.

Unit 2 is presently vacant, and the prior tenant either waived or failed to exercise any right of first refusal or had no right of first refusal or option with respect to Unit 2. 3

P.M.M.M.

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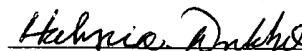
Subject to: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the HOA Declaration; (5) plat of subdivision affecting the Condominium; (6) the Declaration and other Project Documents including all amendments and exhibits thereto; (7) public, private and utility easements, (8) covenants, conditions and restrictions of record; (9) applicable zoning, planned unit development and building laws, ordinances and restrictions; (10) roads and highways, if any; (11) leases and licenses affecting the Common Elements; (12) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (13) matters over which the Title Insurer is willing to insure; (14) acts done or suffered by the Purchaser; and (15) Purchaser's mortgage.

Permanent Real Estate Index Number: 13-23-222-017-0000 (Affects underlying land) ↘
Address of Real Estate: 3709 North Elston, Unit 2, Chicago, IL 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by its Manager, this 10th day of September, 2007.


Odisho Dinkha

(SEAL)

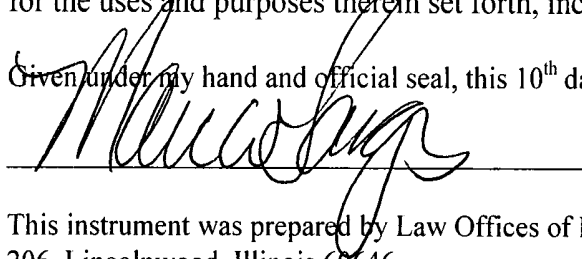

Habrina Dinkha

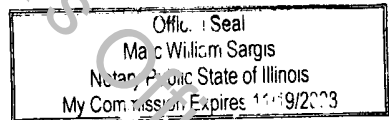
(SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Odisho Dinkha and Habrina Dinkha, husband and wife, 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 10th day of September, 2007.





This instrument was prepared by Law Offices of Marc W. Sargis, 7366 N. Lincoln Avenue, Suite 206, Lincolnwood, Illinois 60646.

MAIL TO

Kimberly Duda
19 S. LaSalle #1500
Chicago, IL 60603

SEND TAX BILL TO:


Brian B. Carlson
3709 N. Elston, Unit 2
Chicago, IL 60618

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Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



OCT.-4.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000015135

REAL ESTATE TRANSFER TAX
02175.00
FP 103026

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



OCT.-4.07


REVENUE STAMP

0000034214

REAL ESTATE TRANSFER TAX
00145.00
FP 103025

STATE OF ILLINOIS

STATE TAX



OCT.-4.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034214

REAL ESTATE TRANSFER TAX
00290.00
FP 103021