

UNOFFICIAL COPY

WARRANTY DEED

[JOINT TENANCY]

[NON-HOMESTEAD REAL ESTATE]

SA 22226280
1892
BT 11-200-nw

The GRANTORS, **Edward J. Kus, Robert T. Kus, Karl R. Kus, Richard A. Kus and Joseph P. Kus**, c/o Edward J. Kus, 111 East Wacker Drive, Suite 2800, Chicago, IL 60601, in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to the GRANTEES, **Priti Shah**, an unmarried woman, and ~~**Priya Shah**, an unmarried woman, of 175 Bloomfield Parkway, Bloomingdale, IL 60108, not as tenants in common but as~~ **JOINT TENANTS**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0809116038 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2008 11:23 AM Pg: 1 of 3

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

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND EXPRESSLY INCORPORATED HEREIN AS EXHIBIT "A"

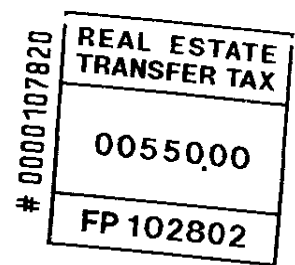
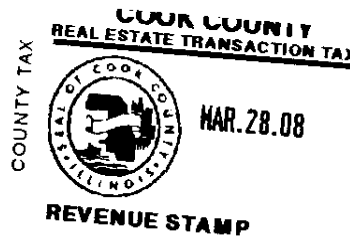
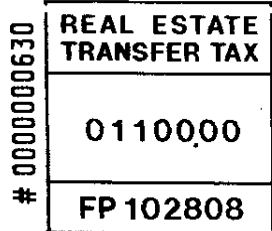
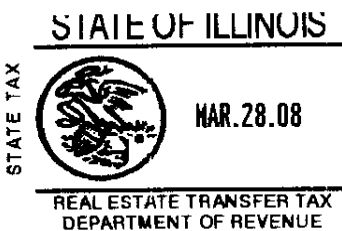
PIN: 17-10-318-053-0000 (undivided – affects the land and other property)

Property Address: 340 East Randolph St., Unit 3203 and P4-12, Chicago, IL 60601

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not in tenancy in common but in~~ **JOINT TENANCY**, forever.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; easements established by or implied from the Declaration of Condominium or amendments thereto, and, the terms, provisions, covenants and conditions thereof; limitations and conditions imposed by the Illinois Condominium Property Act; regular monthly installments due after the date of closing for assessments due under the Declaration; and, acts done or suffered by or through the grantee.

BT 334
3/31/08



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Dated this 18th day of March, 2008

Edward J. Kus
 EDWARD J. KUS

Karl R. Kus
 KARL R. KUS

Robert T. Kus
 ROBERT T. KUS

Richard A. Kus
 RICHARD A. KUS

Joseph P. Kus
 JOSEPH P. KUS

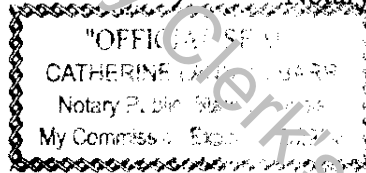
STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned Notary Public in and for said County and State, do hereby certify that Edward J. Kus, Robert T. Kus, Karl R. Kus, Richard A. Kus and Joseph P. Kus, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed said instrument as their free and voluntary act, for the uses and purposes contained therein, including the release and waiver of the right of homestead.

Witness my hand and seal, this 18th day of March, 2008

Catherine Johnson
 Notary Public

Commission Expires:
12/29/09



This instrument was prepared by: Paul D. Fischer, Esq., Shefsky & Freulich Ltd, Suite 2800, 111 East Wacker Drive, Chicago, Illinois 60601.

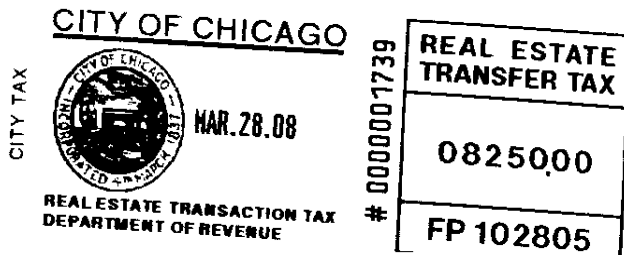
AFTER RECORDING RETURN TO:

Scott Yu
70 W. Madison, 3700
Chicago, IL 60602

SEND TAX BILLS TO:

Priti Shah
340 E. Randolph, 3203
Chicago, IL 60601

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EXHIBIT "A"

PARCEL 1:

UNITS 3203 AND P4-13 IN 340 ON THE PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0619745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF SP6-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.