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Special Warranty Deed Tenants by the Entirety Statutory (Illinois)

The GRANTOR, 4842 N. Damen, Inc.



Doc#: 0814033095 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2008 11:07 AM Pg: 1 of 3

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 (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Sunil Agnani and Rama Mantena, husband and wife, of 702 Sunset Rd., Ann Arbor, Michigan 48103

as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1 in the 4842 North Damen Condominiums as delineated on a Plat of Survey of the following described real estate: Lot 7 in Block 2 in Culver Park, being E. H. Gammon's Subdivision of Lots 1 and 2 of Marbach and Others Subdivision of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0813516034, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-4, limited common element, as delineated on the Survey attached to the Declaration aforesaid.

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: Real estate taxes for 2007 and thereafter.

Permanent Real Estate Index Number(s): 14-07-325-028-0000 (affects underlying land)

Address(es) of Real Estate: 4842 N. Damen Ave., Unit 1, Chicago, Illinois 60625

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.

SABUTTUSHI (MIA) CT / Don Moore 1/3

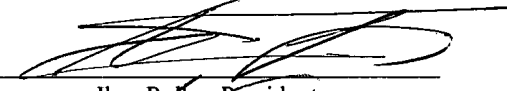
BOX 334 CTI

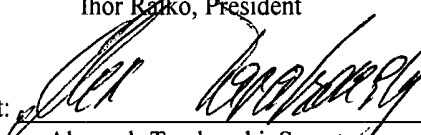
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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary this 15th day of May, 2008.

4842 N. Damen, Inc.

By: 
Ihor Ralko, President


Attest: 
Alexandr Tarabanski, Secretary

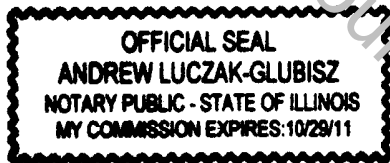
State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ihor Ralko personally known to me to be the President and Alexandr Tarabanski personally known to me to be the Secretary of 4842 N. Damen, Inc., an Illinois corporation, and 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 severally acknowledged that as such President and Secretary, they 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 seal, this 15th day of May, 2008.

Commission expires: 10/29/11


Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

James F. Tozzi, Esq.
8501 W. Higgins Rd., Suite 440
Chicago, Illinois 60631

Send subsequent tax bills to:

Sunil Agnani & Rama Mantena
4842 N. Damen Ave., Unit 1
Chicago, Illinois 60625

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4842 NORTH DAMEN CONDOMINIUMS

4842 N. Damen Ave.
Chicago, Illinois 60625

May 15, 2008

Chicago Title Insurance Company
3225 N. Ashland Ave.
Chicago, Illinois 60657

Re: 4842 North Damen Condominiums
4842 N. Damen Ave., Unit 1
Chicago, IL 60625
Monthly Assessment Unit: \$93.72

Gentlemen:

The undersigned hereby certify that there are no outstanding or unpaid assessments regarding the above numbered Unit at 4842 North Damen Condominiums at 4842 N. Damen Ave., Unit 1, Chicago, Illinois, which premises are described in your title commitment.

The Board of Managers and/or developer has waived their right of first refusal for the purchase of the unit pursuant to the By-Laws of the Association.

4842 N. Damen, Inc.

By:

Ihor Ralko, President

Attest:

Alexandr Tarabanski, Secretary

