

UNOFFICIAL COPY



Doc#: 0823346048 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2008 12:59 PM Pg: 1 of 2

WARRANTY DEED
Statutory (ILLINOIS)
(Limited Liability Company
to Individual)

MAIL TO:

Clery Law Office
John Clery
1111N Plaza Drive Suite 580
Schaumburg, IL 60193

MAIL TAX BILLS TO:

Ketan R. Mody and Kavita Maharaj
1238 West Jackson, Unit 3W,
Chicago, IL 60609

ENTERPRISE TITLE SERVICES, INC

THE GRANTOR(S): Jackson Condominiums, LLC, 1148 W Monroe Street Unit Commercial 1,
Chicago, IL 60607, a Limited Liability Company 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 (\$10.00)
TEN DOLLARS, in hand paid, and pursuant to authority given by the Company CONVEYS and WARRANTS to

Ketan R. Mody And Kavita Maharaj, 272 N Columbus Drive #2710, Chicago, IL 60601

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as
TENANTS BY THE ENTIRETY, 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 made a part hereof)

SUBJECT TO: covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2007
and subsequent years.

Permanent Index Number (PIN): 17-17-113-038-0000 AND 17-17-113-039-0000 (PIQ&OP)
Address(es) of Real Estate: 1238 West Jackson, Unit 3W, G-1, Chicago, IL 60609-

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this
day of June, 2008.

Name of Company:

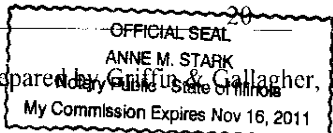
Jackson Condominiums, LLC

Stephen C. Talty, Manager

State of Illinois) I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
)ss HEREBY CERTIFY that Stephen C. Talty, as Manager of Jackson Condominiums,
County of Cook) LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged
that (s)he signed, sealed and delivered the said instrument as his/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 official seal, this 23rd day of June, 2008.

Commission expires



This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465

EC 18/148-3W

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Legal Description:

UNIT 3W TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE G-1, A LIMITED COMMON ELEMENT, IN THE 1238 WEST JACKSON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

LOTS 37 AND 38 IN BLOCK 16 IN REES AND RUCKER'S SUBDIVISION OF BLOCKS 16 AND 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON APRIL 4, 2008 AS DOCUMENT 0809522053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN."

City of Chicago
Dept. of Revenue
559934
08/08/2008 08:46
Batch 00707 24



Real Estate
Transfer Stamp
\$5,223.75

STATE OF ILLINOIS
STATE TAX
AUG. 18. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00497.50
0000032091
FP 103049

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
AUG. 18. 08
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00248.75
0000006295
FP 103047