

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Mail to:

STEPHEN MOORE
P.O. Box 1609
HANSEN, IL 60430

Doc#: 0823534025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/22/2008 09:18 AM Pg: 1 of 4

Name & Address of Taxpayer:

KEYUR SHAH
NEHA SHAH
1353 N. SEDGWICK STREET # 4
CHICAGO, IL 60610

(Space for Recorder's Use)

THE GRANTOR(S), 1353 SEDGWICK, LLC.,

of the city CHICAGO, County of COOK State of ILLINOIS
for and in consideration of 10.00 (Ten Dollars) DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), KEYUR SHAH and NEHA, SHAH, Husband & Wife as tenants by the Entirety

(Grantee's Address) 1353 N SEDGWICK STREET, UNIT 4, CHICAGO, IL 60610

of the city CHICAGO, County of COOK State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

PARCEL 1:

UNIT 4 IN THE 1353 NORTH SEDGWICK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 IN OGDEN'S RESUBDIVISION OF LOTS 154 TO 158 IN BRONSONS ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0820610033. (EXCEPT THE FOLLOWING 2 PARCELS SEE ATTACHED)

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0820610033.

PARCEL 3:

EXCLUSIVE RIGHT TO THE USE OF ROOF TOP, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0820610033.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-04-212-020-0000

(UNDERLYING PIN)

Property Address: 1353 N SEDGWICK STREET, UNIT 4, CHICAGO, IL 60610

4
J

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Dated this 12 day of August, 2008

[Signature] (Seal)

1353 SEDGWICK, LLC.

_____ (Seal)

_____ (Seal)

(NOTE: Please type or print names below all signatures.)

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
1353 SEDGWICK, LLC.

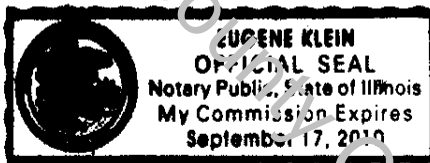
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12 day of August, 2008.

(Seal)

[Signature]
EUGENE KLEIN Notary Public

My commission expires: _____



COOK COUNTY, ILLINOIS TRANSFER STAMP

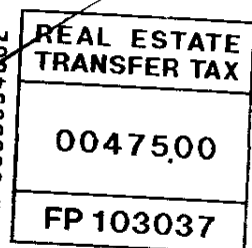
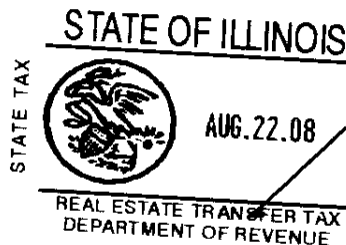
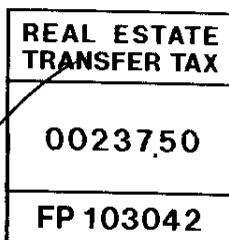
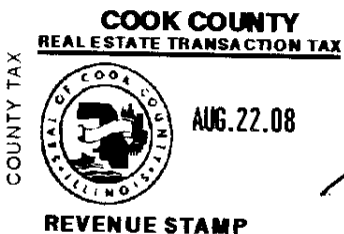
Name & Address of Preparer:

EUGENE KLEIN
KLEIN LAW OFFICE
5440 N. CUMBERLAND, SUITE 150
CHICAGO, IL 60656

City of Chicago or
Dept. of Revenue Real Estate
Transfer Stamp
561024 \$4,987.50
08/22/2008 08:19 Batch 07217 4



** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).



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UNIT 4 IN THE 1353 NORTH SEDGWICK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5 IN OGDEN'S RESUBDIVISION OF LOTS 154 TO 158 IN BRONSONS ADDITION TO CHICAGO IN SECTION 04, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0820610033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0820610033.

PARCEL 3:

EXCLUSIVE RIGHT TO THE USE OF ROOF TOP, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0820610033.

PIN: 17-04-212-020-0000

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EXCEPTED COMMERCIAL PARCELS

1353 NORTH SEDGWICK

COMMERCIAL PARCEL 1:

THAT PART OF LOT 5 IN OGDEN'S RESUBDIVISION OF LOTS 154 TO 158 IN BRONSONS ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N90°0'0"E, AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 1.10 FEET; THENCE N0°0'0"E, A DISTANCE OF 7.68 FEET TO THE POINT OF BEGINNING; THENCE N90°0'0"E, A DISTANCE OF 5.95 FEET; THENCE S0°0'0"E, A DISTANCE OF 0.90 FEET; THENCE N90°0'0"E, A DISTANCE OF 5.65 FEET; THENCE S0°0'0"E, A DISTANCE OF 1.20 FEET; THENCE N90°0'0"E, A DISTANCE OF 15.05 FEET; THENCE N0°0'0"E, A DISTANCE OF 17.86 FEET; THENCE S90°0'0"W, A DISTANCE OF 9.59 FEET; THENCE S0°0'0"E, A DISTANCE OF 0.50 FEET; THENCE S90°0'0"W, A DISTANCE OF 1.25 FEET; THENCE S75°34'04"W, A DISTANCE OF 15.09 FEET; THENCE S0°0'0"E, A DISTANCE OF 1.20 FEET; THENCE S90°0'0"W, A DISTANCE OF 1.20 FEET; THENCE S0°0'0"E, A DISTANCE OF 10.30 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 14.00 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 28.75 FEET (CHICAGO CITY DATUM).

COMMERCIAL PARCEL 2:

THAT PART OF LOT 5 IN OGDEN'S RESUBDIVISION OF LOTS 154 TO 158 IN BRONSONS ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N90°0'0"E, AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 27.75 FEET; THENCE N0°0'0"E, A DISTANCE OF 1.53 FEET TO THE POINT OF BEGINNING; THENCE N90°0'0"E, A DISTANCE OF 13.36 FEET; THENCE N0°0'0"E, A DISTANCE OF 7.90 FEET; THENCE N90°0'0"E, A DISTANCE OF 7.11 FEET; THENCE S0°0'0"E, A DISTANCE OF 7.90 FEET; THENCE N90°0'0"E, A DISTANCE OF 13.70 FEET; THENCE N0°0'0"E, A DISTANCE OF 4.11 FEET; THENCE N90°0'0"E, A DISTANCE OF 13.85 FEET; THENCE N0°0'0"E, A DISTANCE OF 5.70 FEET; THENCE N90°0'0"E, A DISTANCE OF 5.75 FEET; THENCE N0°0'0"E, A DISTANCE OF 11.15 FEET; THENCE S90°0'0"W, A DISTANCE OF 11.70 FEET; THENCE S0°0'0"E, A DISTANCE OF 0.70 FEET; THENCE S90°0'0"W, A DISTANCE OF 1.70 FEET; THENCE N0°0'0"E, A DISTANCE OF 0.70 FEET; THENCE S90°0'0"W, A DISTANCE OF 9.75 FEET; THENCE S0°0'0"E, A DISTANCE OF 3.40 FEET; THENCE S90°0'0"W, A DISTANCE OF 10.90 FEET; THENCE N0°0'0"E, A DISTANCE OF 4.35 FEET; THENCE S90°0'0"W, A DISTANCE OF 3.70 FEET; THENCE S0°0'0"E, A DISTANCE OF 0.70 FEET; THENCE S90°0'0"W, A DISTANCE OF 2.95 FEET; THENCE N0°0'0"E, A DISTANCE OF 0.70 FEET; THENCE S90°0'0"W, A DISTANCE OF 13.01 FEET; THENCE S0°0'0"E, A DISTANCE OF 21.91 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION 14.75 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION 27.20 FEET (CHICAGO CITY DATUM).