

UNOFFICIAL COPY

4007956

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)



0832335072D

Doc#: 0832335072 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/18/2008 11:36 AM Pg: 1 of 3

THE GRANTOR(S)

Above Space for Recorder's use only

Lamar II, Inc.

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 the sum of (\$10) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

Rameshchandra
Rameshchandra Shah, an unmarried man, 9008 Darien Woods Ct., Darien, IL 60561

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Number (PIN): 21-30-307-013-0000

BO

Address(es) of Real Estate: 7610 S. Phillips, Unit 2 & T-5, Chicago, IL 60649

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.

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2008 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents, by its President, and attested by its Secretary, this 4th day of November, 2008.

BOX 15

TICOR Title Insurance

Lamar II, Inc.

By

M. Paul

President

Attest:

M. Paul

Secretary

Ticor Title Insurance

[Handwritten signature]

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State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Marcia Wachel personally known to me to be _____ President of the corporation, and Marcia Wachel personally known to me to be the _____ Secretary of said 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, sealed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of November, 2018.

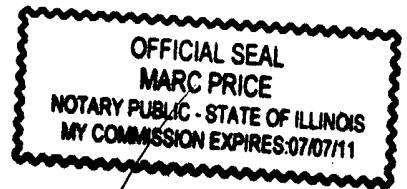
Commission expires 7/7/11 _____

 NOTARY PUBLIC

This instrument was prepared by: Mage. & Price, 707 Lake Cook Road, Suite 314, Deerfield, Illinois 60015

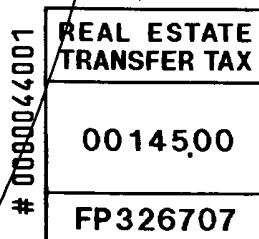
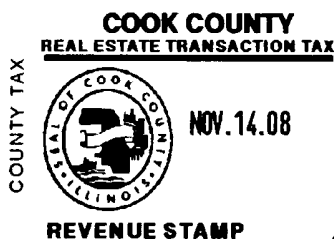
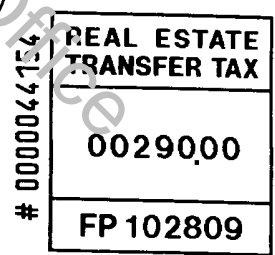
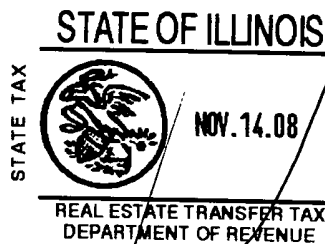
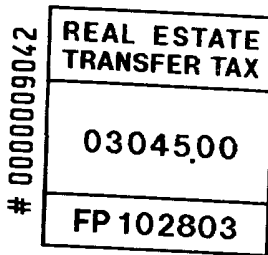
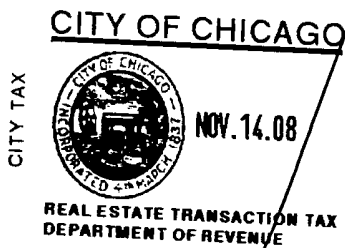
MAIL TO: Ramesh Shah
9008, DARJEEL WOOD COY
DARJEEL ILL 60561

SEND SUBSEQUENT TAX BILLS TO:
 Ramesh Shah
 7610 S. Phillips
 Unit 2
 Chicago, IL 60640



OR

Recorder's Office Box No. _____



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STREET ADDRESS: 7610 S. PHILLIPS AVENUE UNIT 2

CITY: CHICAGO COUNTY: COOK COUNTY

TAX NUMBER: 21-30-307-013-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 7610-2 IN THE 7608-10 CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 AND THE SOUTH 23 FEET OF LOT 2 IN BLOCK 6 IN SOUTH SHORE PARK SUBDIVISION PF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831134052; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

AGENT:

MAGES & PRICE

707 LAKE COOK ROAD, SUITE 314

DEERFIELD, ILLINOIS 60015

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