

UNOFFICIAL COPY



Doc#: 0923349003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/21/2009 09:26 AM Pg: 1 of 3

PREPARED BY:
The Law Office of
John M. Aylesworth
330 N. Wabash
Suite 1700
Chicago, IL 60611
(312) 733-8800 (phone)

MAIL RECORDED DEED TO:
ANASTAS STIKURTI
180 N. MICHIGAN AVE # 900
CHICAGO, IL 60601

MAIL TAX BILLS TO:
ARJUN NAMASIVAYAM
640 W. FULTON ST. # 20
CHICAGO, IL 60661

09-0568 GMT **WARRANTY DEED**
STATE OF ILLINOIS

THE GRANTOR(S), MARGOT WAHLKE, a married woman*, of the City of Fresco, State of Texas for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY(S) AND WARRANT(S) to GRANTEE(S): ARJUN NAMASIVAYAM** of 353 N. Des Plaines, Unit 904 in the City of Chicago, County of Cook, State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO:

Permanent Index Number(s): 17-09-308-004-1020

Property Address: 309 N. Union, Unit D, Chicago, IL 60661

a/k/a - 640 W. Fulton, Unit 20, Chicago, IL 60661

Subject, however, to the general taxes for the year of 2008 (2nd Installment) and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.
***NOTE: THIS PROPERTY IS NOT A HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE.**

TO HAVE AND TO HOLD said premises forever.

Warranty Deed: Page 1 of 3

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Warranty Deed - *Continued*

LEGAL DESCRIPTION

Unit 20, together with its limited common elements balcony U-20 and parking space P-20, in the Fulton Court Development Condominium, as delineated on a survey of the following described real estate:

That part of Lots 12 to 22, lying above a horizontal plane of 22.23 feet above Chicago City Datum in Block 62 in Canal Trustees Subdivision of part of the Southwest quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, taken as a tract, described as follows: commencing at the Northeast corner of said tract; thence North 89 degrees 59 minutes 58 seconds West along the North line of said tract 43.71 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 7.44 feet along the North line of said tract 43.71 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 7.44 feet to the North line of the South 82.50 feet of said tract; thence North 90 degrees West along the North line of the South 82.50 feet of said tract; thence North 00 degrees 00 minutes 00 seconds West 87.47 feet to the North line of said tract; thence South 89 degrees 59 minutes 58 seconds East along said North line 208.54 feet to the point of beginning, in Cook County, Illinois (herein after referred to the "Parcel") which survey is attached as Exhibit "C" to the Add-on Declaration of Condominium made by Garage, L.L.C. and recorded April 3, 2000 in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 00230045, second amendment recorded May 26, 2000 as Document Number 00383875 (original declaration recorded February 22, 2000 as Document Number 00128664), together with its undivided percentage interest in the common elements, as amended from time to time (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

Common Address: 309 N. Union, Unit D, Chicago, IL
PIN: 17-09-308-004-1020