

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois), Individuals to Individuals

The GRANTORS, JONATHAN H. BEYER and SARA JANE BEYER, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid, CONVEY and WARRANT to VIKRANT SHARMA and MONICA SCHGAL, of 30 East Huron, Unit 2306, Chicago, Illinois 60611, not as Tenants in Common, nor as Joint Tenants but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 0925812032 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2009 09:18 AM Pg: 1 of 3

For Recorder's Use Only

Legal Description set forth on Exhibit "A" attached hereto and by this reference incorporated herein.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Permanent Real Estate Index Number(s): 17-08-443-042-1020

TICOR TITLE 646980

Address(es) of Real Estate: 1151 West Washington, Unit 106, Chicago, Illinois 60607

DATED this 31st day of August, 2009

[Signature]  
JONATHAN H. BEYER

(SEAL)

[Signature]  
SARA JANE BEYER

(SEAL)

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 JONATHAN H. BEYER and SARA JANE BEYER, 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 acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 31st day of August, 2009

Commission expires 12-11, 2010

OFFICIAL SEAL  
JEFFREY L OLIVA  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 12/11/10

[Signature]  
Notary Public

This instrument was prepared by Stephen E. Vargo, 77 West Washington, Suite 1620, Chicago, IL 60602

MAIL TO: Justina M. De Grado  
Shaw & Associates  
608 West Briar Place  
Chicago, Illinois 60657

SEND SUBSEQUENT TAX BILLS TO:  
VIKRANT SHARMA and MONICA SCHGAL  
1151 West Washington  
Unit 106  
Chicago, Illinois 60607

3 Pm

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Property of Cook County Clerk

REAL ESTATE TRANSFER TAX	0353850	FP 102803
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# 0000011608

CITY OF CHICAGO



SEP. 14.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

REAL ESTATE TRANSFER TAX	0032025	FP 102803
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# 0000011610

CITY OF CHICAGO



SEP. 14.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

REAL ESTATE TRANSFER TAX	0036750	FP 102809
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# 0000001615

STATE OF ILLINOIS



SEP. 14.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

STATE TAX

REAL ESTATE TRANSFER TAX	0013375	FP 326707
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# 0000001611

COOK COUNTY



SEP. 14.09

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

COUNTY TAX

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## Exhibit "A"

### PARCEL A:

UNIT NUMBER 106 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

### PARCEL 1:

LOTS 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 12, 13, 16, 17, 20, 21 AND 24 IN CARPENTER RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOTS 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALL PUBLIC ALLEYS LYING BETWEEN THE ABOVE REFERENCED PARCELS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98977346 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL B:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-38, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98977346.

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.