

UNOFFICIAL COPY

WARRANTY DEED

THIS INDENTURE WITNESSETH,
that the Grantors, SULAKSH R. SHAH
and SHRUTI J. SHAH, husband
and wife, of the City of Chicago,
County of Cook, and State of Illinois,
for and in consideration of TEN AND
NO/100 DOLLARS (\$10.00), and
other good and valuable consideration
in hand paid, receipt of which is hereby
acknowledged, Convey and Warrant unto



Doc#: 0932040156 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2009 02:37 PM Pg. 1 of 3

NASIM NIKNAFS, 165 22nd Street, Apt. 2R, Brooklyn, New York 11232

the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 17-04-207-086-1040

COMMON ADDRESS: 1460 N. SANDBURG TERRACE, UNIT 1702, CHICAGO, IL. 60610

SUBJECT TO: Covenants, conditions, restrictions, and easements of record; general real estate taxes for the year 2008 and subsequent years.

situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20th day of October 2009.

Sulaksh

Sulaksh R. Shah.

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

SULAKSH R. SHAH

Shruti

SHRUTI J. SHAH

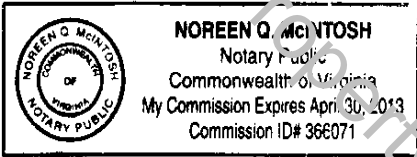
JKM

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STATE OF Virginia }
COUNTY OF Arlington }

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SULAKSH R. SHAH , married to SHRUTI J. SHAH, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, scaled and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

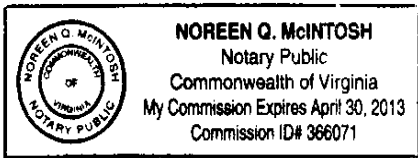
Given under my hand and Notarial Seal, this 20th day of October 2009.



Noreen Q. McIntosh
Notary Public

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SHRUTI J. SHAH, married to SULAKSH R. SHAH, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, scaled and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 20th day of October 2009.



Noreen Q. McIntosh
Notary Public

Future Taxes to Property Address
NASIM NIKNAFS
7408 N. GREENVIEW AVE
UNIT 3E
CHICAGO IL 60626

Return this document to:
OR to:

Ivan Puljic
Attorney at Law
10 S. LaSalle Street
Suite 3500
Chicago, Illinois 60603

This Instrument was Prepared by: Lipsky & Tobias, Attorneys at Law
Whose Address is: 355 W. Dundee Rd., #200, Buffalo Grove, IL 60089

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EXHIBIT "A"

-----LEGAL DESCRIPTION-----

UNIT #1702 IN THE CARL SANDBURG VILLAGE CONDOMINIUM NO. 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 25032909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

CITY TAX

CITY OF CHICAGO



NOV.-9.09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000028261

REAL ESTATE TRANSFER TAX
04095.00
FP 102807

STATE TAX

STATE OF ILLINOIS



NOV.-9.09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007677

REAL ESTATE TRANSFER TAX
00390.00
FP 102804

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV.-9.09

REVENUE STAMP

0000047236

REAL ESTATE TRANSFER TAX
00195.00
FP 102810

Cook County Clerk's Office