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WARRANTY DEED

GMT 09-1108 243

MAIL TO:

Attorney Robert J. Boszko
Anderson & Associates, P.C.
1701 E. Woodfield Road
Suite 1050
Schamburg, IL 60173



09343490610

Doc#: 0934349061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2009 03:27 PM Pg: 1 of 3

NAME AND ADDRESS OF TAXPAYER:

Manish C. Bhatia
1222 Chicago Avenue
Unit B305
Evanston, IL 60202

RECORDER'S STAMP

THE GRANTOR, STEVEN DiDOMENICO, a single man, of the Village of Evanston, County of Cook, State of Illinois, for and in consideration of Ten and No/100 DOLLARS and other good and valuable consideration in hand, paid, CONVEY AND WARRANT to MANISH C. BHATIA a single man, of 503 Roosevelt Drive, Libertyville, Illinois 60048, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER B305 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G.M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F.B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF P-121 AND S-121, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3:

EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L.P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

TO HAVE AND TO HOLD said premises.

SUBJECT ONLY to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and public lines and easements; if any, provided they do

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not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Index Number: 11-19-105-040-1033

Property Address: 1222 Chicago Avenue, Unit B305, Evanston, Illinois 60202

Dated this 20th day of November 2009.


STEVEN DIDOMENICO

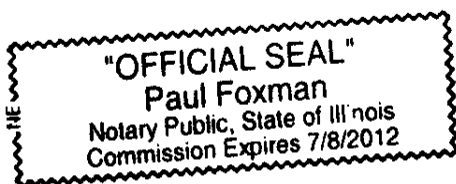
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEVEN DiDOMENICO, 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 signed, sealed and delivered the instrument as his 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 20th day of November, 2009.

Notary Public

My commission expires on 7/8/12



IMPRESS SEAL HERE

CITY OF EVANSTON 023474

Real Estate Transfer Tax
City Clerk's Office

PAID NOV 16 2009

AMOUNT \$ 810.00

Agent 

COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Carey J. Schiever
RALPH, SCHWAB & SCHIEVER, CHTD.
175 E. Hawthorn Parkway
Suite 345
Vernon Hills, IL 60061

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION __,
REAL ESTATE TRANSFER ACT
DATE:

Signature of Buyer, Seller or Seller Representative

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

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