

# UNOFFICIAL COPY

## WARRANTY DEED

**THE GRANTOR(S):** Sangeeta M. Shingala, F/K/A Sangeeta M. Karamchandani, married to Atul S. Shingala, of the City/Village of Chicago, in the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to:

**Mark Montague and Kathryn Montague,**  
husband and wife as joint tenants w/ survivorship  
the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION.

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

Permanent Real Estate Index Number: 17-10-209-025-1479  
Address(es) of Real Estate: 211 E. Ohio, Unit 2522, Chicago, IL

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

Treated 6/20/11  
Tab 2



Doc#: 0935012014 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2009 08:30 AM Pg: 1 of 2

Dated this 3rd day of December, 2009

Sangeeta M. Shingala  
Sangeeta M. Shingala, F/K/A Sangeeta M. Karamchandani

Atul S. Shingala  
Atul S. Shingala, signing for the sole purpose of waiving his homestead rights

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sangeeta M. Shingala, F/K/A Sangeeta M. Karamchandani, married to Atul S. Shingala, 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 he/she/they signed, sealed and delivered the said instrument as his/her/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 3rd day of December, 2009.

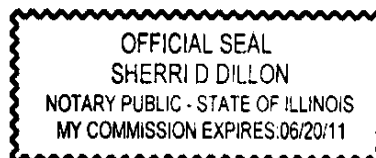
Commission expires: 6/20/11

Sherrill D. Dillon  
Notary Public

This instrument was prepared by: John Tatooles  
Law Offices of Tatooles, Foley & Associates  
600 South Washington Street, Ste. 301  
Naperville, IL 60540

Mail to:  
Nick Bathas  
1304 Dunrobin Rd., Suite 100  
Naperville, IL 60540

Send Subsequent Tax Bills To:  
Mark Montague  
211 E. Ohio, Unit 2522, Chicago, IL



C.F.  
2

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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000620021 OC  
 STREET ADDRESS: 211 E OHIO, UNIT 2522  
 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER: 17-10-209-025-1479


### LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2522 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 99613753.

CITY TAX

**CITY OF CHICAGO**



DEC. 14. 09


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012454

REAL ESTATE TRANSFER TAX
02383.50
FP 102803

STATE TAX

**STATE OF ILLINOIS**



DEC. 14. 09


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002489

REAL ESTATE TRANSFER TAX
00227.00
FP 102809

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



DEC. 14. 09

REVENUE STAMP

# 0000002488

REAL ESTATE TRANSFER TAX
00113.50
FP326707