

# UNOFFICIAL COPY

## WARRANTY DEED



604893 1/2  
WHEN RECORDED, MAIL TO:  
Neal M. Ross, Esq.  
233 East Erie, Street, Suite 300  
Chicago, Illinois 60611

Doc#: 1002005229 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/20/2010 02:52 PM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO:  
Mohan Rao and Maria Yen  
1430 N. Astor, #10A  
Chicago, Illinois 60610  
615 ABBOTSFIELD RD  
KENILWORTH, IL 60146

GRANTOR, ~~Peter Thadani~~, married to ~~Stephanie Thadani~~, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEEES, Mohan Rao and Maria Yen, both of Kenilworth, Illinois, as JOINT TENANTS, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-03-102-033-1019

Property Address: 1430 N. Astor, #10A, Chicago, Illinois 60610.

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

Subject to the following, if any: (1) General real estate taxes for the year 2009 and subsequent years; (2) private, public and utility easements of record; (3) covenants, conditions and restrictions of record; (4) Purchasers' mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 11<sup>th</sup> Day of December, 2009.

DATED this 11 Day of December, 2009.

Peter Thadani  
Peter Thadani

Stephanie Thadani  
Stephanie Thadani

### STEWART TITLE COMPANY

STATE OF ILLINOIS ) 2055 W. Army Trail Road, Suite 110  
) ss Addison, IL 60101  
COUNTY OF COOK ) 630-889-4000

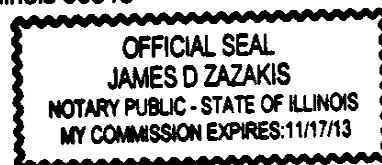
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that PETER THADANI and STEPHANIE THADANI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 notary seal, this 11<sup>th</sup> Day of December, 2009.

My commission expires 11/17/13

[Signature]  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618



2/1/10




File Number: TM285678

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## LEGAL DESCRIPTION

UNIT 10A, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS " PARCEL "):  
 LOTS 11, 12, 13 AND 14 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE ADDITION, BEING A SUBDIVISION OF THE NORTH 18.83 CHAINS OF THE NORTH FRACTIONAL, SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS , EASEMENTS, RESTRICTIONS AND COVENANTS FOR ASTOR VILLA CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 12, 1972 AND KNOWN AS TRUST NUMBER 76964 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS AS DOCUMENT 22511115, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL, (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY ILLINOIS.

**Commonly known as:** 1430 North Astor Street  
 Condo 10A  
 Chicago IL  
**PIN/Tax Code:** 17-03-102-033-1019

<b>CITY OF CHICAGO</b>  JAN. 15. 10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		# 0000028478 <b>REAL ESTATE TRANSFER TAX</b> 05092.50 FP 102807
<b>STATE OF ILLINOIS</b>  JAN. 14. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		# 0000000000 <b>REAL ESTATE TRANSFER TAX</b> 00485.00 FP 102804
<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  JAN. 14. 10 REVENUE STAMP		# 0000047568 <b>REAL ESTATE TRANSFER TAX</b> 00242.50 FP 102810