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Doc#: 1002605233 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2010 12:55 PM Pg: 1 of 3

Warranty Deed
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR Arthur Paul Karoubas, Unmarried, 405 North Wabash, Unit 1002, Chicago, Illinois 60611, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Above Space for Recorder's Use Only

P.N.T.N.

Choudhary Rayani and Sujana Rayani, 462 Pineview Drive, Gallipolis, OH 45631.

as husband and wife, not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

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, not in Tenancy in Common but in JOINT TENANCY forever. SUBJECT TO: General taxes for 2008 and subsequent years and covenants, conditions and restrictions of record.

Permanent Index Number (PIN): 17-10-309-015-1114 and 17-10-309-015-1680

Address(es) of Real Estate: 130 North Garland Court, Unit 1812, Chicago, Illinois 60602

Dated this 23rd day of December, 2009

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Arthur Paul Karoubas (SEAL) _____ (SEAL)
Arthur Paul Karoubas
AK

_____ (SEAL) _____ (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 Arthur Paul Karoubas, personally known to me to be the same person whose name 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 23rd day of DECEMBER 2009.


Karen P. Poland
NOTARY PUBLIC



C. J. 3


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Property of Cook County Clerk's Office

CITY OF CHICAGO
 CITY TAX  JAN. 21. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000018293

REAL ESTATE TRANSFER TAX
0446250
FP 103026

STATE OF ILLINOIS
 STATE TAX  JAN. 21. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000041347

REAL ESTATE TRANSFER TAX
0042500
FP 103021

COOK COUNTY
 COUNTY TAX  JAN. 21. 10
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

0000041347

REAL ESTATE TRANSFER TAX
0021250
FP 103025

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LEGAL DESCRIPTION

of the premises commonly known as 130 North Garland Court, Unit 1812, Chicago, Illinois 60602:

PARCEL 1: UNIT 1812 AND PARKING SPACE UNIT 7-71, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S808-30 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 6, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL).

This instrument was prepared by:

Demetrios N. Dalmares
Demetrios N. Dalmares & Associates, Ltd.
16061 South 94th Avenue
Orland Hills, Illinois 60487

MAIL TO:

Christopher W. Matern
205 West Wacker Drive, Suite 1600
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Choudhary Rayani
462 Pineview Drive
Gallipolis, Ohio 45631

OR

Recorder's Office Box No. _____