

UNOFFICIAL COPY



1010633099

Doc#: 1010633099 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/16/2010 01:29 PM Pg: 1 of 3

1/2

WARRANTY DEED

CTI UNA
SA 10633178

SAFAR ZAMEEN, LLC, an Illinois limited liability company, 3020 Bella Court, Lisle, IL 60532 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, CONVEY(S) and WARRANT(S) to ANGELA BAZZINOTTI, 537 S. Dearborn Street, Unit 7B, Chicago, IL 60605 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Numbers: 17-22-105-039-1110 and 17-22-105-039-1173

Address of Real Estate: 125 E. 13th Street, Unit 1205 and GU-24, Chicago, IL

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; all acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws, if any; and general real estate taxes not yet due and payable at the time of closing.

THIS IS NOT HOMESTEAD PROPERTY

CITY OF CHICAGO

CITY TAX



APR. 12. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

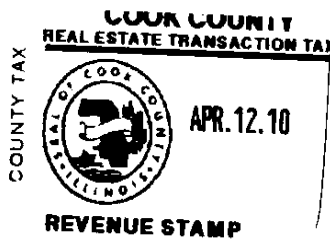
000000000	REAL ESTATE TRANSFER TAX
#	0372750
	FP 102805

3
Box 334

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Dated: 4/9, 2010

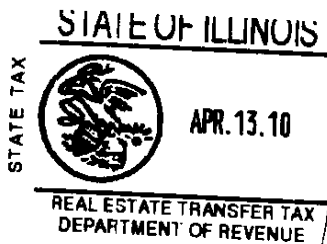
SAFAR ZAMEEN, LLC,
an Illinois limited liability company



REAL ESTATE TRANSFER TAX
00177.50
FP 102802

0000006511

By: Adnan Bhanpuri
Adnan Bhanpuri, Manager



REAL ESTATE TRANSFER TAX
00355.00
FP 102808

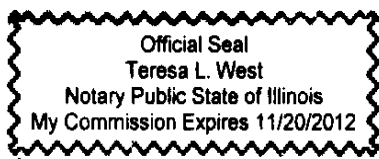
0000008684

STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, **Adnan Bhanpuri**, personally known to me in his capacity as Manager of SAFAR ZAMEEN, LLC, an Illinois limited liability company ("Company") and 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 severally acknowledged that as such **Adnan Bhanpuri** in his capacity as Manager of the Company, signed and delivered that said instrument pursuant to the authority given by the Members of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and under this seal this 9th day of April, 2010



Teresa L. West
Notary Public

Commission expires: _____

Name and Address of Taxpayer:

Angela Bazzinotti
125 E 12th St, Unit 1205
Chicago, IL 60605

Prepared By: Gregory A. Braun, 2 North LaSalle Ste., Ste. 1250, Chicago, Illinois 60602

After Recording Return to:
Moska & Associates, Ltd.
1501 S. Cicero Ave. Suite 101
Dale Forest, IL 60452

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1401 SA4633178 F1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 1205 AND PARKING UNIT GU-24 IN THE MUSEUM PARK LOFTS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 THAT PART OF CERTAIN LOTS, BLOCKS, STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY, ALL IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE SOUTH 00 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 578.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET, AFORESAID, 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 134.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 177.51 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, 134.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 13TH STREET LOFTS; LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402718082 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF BALCONIES AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT 0010860394.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-110, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0402718082.