



Doc#: 1012326003 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2010 09:17 AM Pg: 1 of 4

WARRANTY DEED
Statutory - Illinois

THE GRANTOR

TERRENCE PANFIL of 949 W. Madison, Unit 401, Chicago, IL 60607, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to SONAL SOJITRA, of Chicago, Illinois, all interest in 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(s): 17-17-206-014-1149 and 17-17-206-014-1118

Address(es) of Real Estate: 949 W. Madison, Unit 401, Chicago, Illinois 60607

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Illinois Condominium Property Act; (c) the Condominium Declaration and By-Laws, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements; (h) party walls and party wall rights, if any; and (i) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration and any Amendments thereto the same as though the provisions of said Declaration or Amendments were recited and stipulated at length herein.

Terrence Panfil

Maria Panfil

072 8496458 3E 10E2 NO ABS

Box 3311

4/8

UNOFFICIAL COPY

Dated this 23rd day of April, 2010.

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Terrence Panfil** 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of April, 2010.

Commission expires

4/30/10

NOTARY PUBLIC

This instrument was prepared by:

Karen L. Blouin
RATHJE & WOODWARD, LLC
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187

Mail to:


Send Subsequent Tax Bills to:

*Menta Law Group
B E. Randolph
Suite 2105
Chicago, IL 60601*

Sonal Sojitra
949 W. Madison, Unit 401
Chicago, IL 60607

CITY TAX

CITY OF CHICAGO



APR. 28. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008480


REAL ESTATE TRANSFER TAX

0365400

FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 28. 10

REVENUE STAMP

000005672


REAL ESTATE TRANSFER TAX

0017400

FP 102802

STATE TAX

STATE OF ILLINOIS



APR. 29. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008875

REAL ESTATE TRANSFER TAX

0034800

FP 102808

UNOFFICIAL COPY

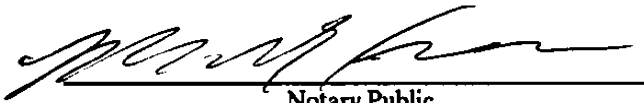
State of Illinois,

Cook County ss:

I, *the undersigned* a Notary Public in and for said County and State, do hereby certify that *Terrence Panfil and Maria Angela Panfil* personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that *he* signed and delivered the said instrument as *h.s* free and voluntary act, for the purposes and therein set forth. *Husband and wife*

Given under my hand and official seal, this *23* day of *April, 2010*

My commission expires: *4/30/10*



Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE



COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

UNOFFICIAL COPY

STREET ADDRESS: 949 W MADISON STREET

UNIT 401

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-17-206-014-1118

LEGAL DESCRIPTION:

17-17-206-014-1149

UNIT NUMBERS B-401 AND PB-5 IN THE MADISON CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 3, 14, 15 AND 16 IN BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 2:

LOTS 1, 2, 3, 4, AND 5 IN SUPERIOR COURT PARTITION OF LOTS 1 AND 2 OF BLOCK 4 OF DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99831947; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office