

UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 1014433072 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2010 09:59 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
Individual

1/2
THE GRANTOR(S) Nan Xu, of the City of Riverside, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Nihar V. Vartak, of 480 N. McClurg Court, Unit 502, Chicago, IL 60611 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

an unmarried man

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

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): 17-10-219-029-1483
Address(es) of Real Estate: 480 N. McClurg Court, Unit 502, , Chicago, IL 60611

Dated this 7th day of MAY, 2010

Nan Xu
Nan Xu

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

MAY 19. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000006553

REAL ESTATE TRANSFER TAX
00235.00
FP 103027

COUNTY TAX

COOK COUNTY

MAY 19. 10

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

1959000006553

REAL ESTATE TRANSFER TAX
00117.50
FP 103028

CITY TAX

CITY OF CHICAGO

MAY 19. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009915

REAL ESTATE TRANSFER TAX
02467.50
FP 102812

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STATE OF ILLINOIS, COUNTY OF Cook ss.

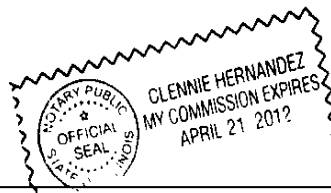
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nan Xu, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 official seal, this 07 day of May, 20 10.

[Handwritten Signature]

(Notary Public)

Prepared by:
Barbara Wheeler (AA702)
Wheeler and Wheeler
6301 South Cass Avenue, Suite 202
Westmont, IL 60559



Mail to:
Nihar V. Vartak
480 N. McClurg Court, Unit 502
Chicago, IL 60611

Name and Address of Taxpayer:
Nihar V. Vartak
480 N. McClurg Court, Unit 502
Chicago, IL 60611

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 502-N IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NO. 97804543.

PROPERTY OF COOK COUNTY
COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Clerk's Office