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TICOR TITLE 622051



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY



10146261340

Doc#: 1014626134 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/26/2010 01:43 PM Pg: 1 of 4

Property of Cook County Clerk's Office

THE GRANTORS, Syed Kazi and Najam A. Kazi, husband and wife, of the Village of Oak Brook, County of DuPage, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Prakash Charles and Michelle Charles, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 175 N. Harbor, Chicago, Illinois 60601 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

B0715

SUBJECT TO: general real estate taxes for 2009 and subsequent years; covenants, conditions, and restrictions of record; public and utility easements; acts done by a suffered through Buyers; terms, provisions, covenants and conditions of the declaration of condominium, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, all special governmental taxes or assessments confirmed or unconfirmed; and installments of assessments due after the date of closing,

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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number: 17-22-110-035-1018
Address of Real Estate: 1433 S. Prairie Avenue, #F, Chicago, Illinois 60605

Dated this 8th day of May, 2010

Syed Kazi

Najam A. Kazi

CITY OF CHICAGO

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

MAY 20 10

0000013740

REAL ESTATE TRANSFER TAX
0929250
FP 102803

104

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STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Syed Kazi, 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 he signed, sealed and delivered the said instrument as his 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 8th day of May, 2010

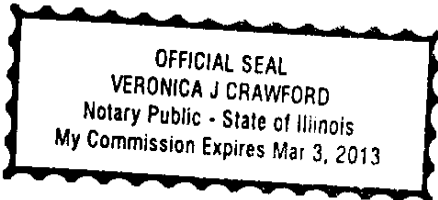


David J Boersma
Notary Public

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Najam A. Kazi, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of May, 2010





Veronica J Crawford
Notary Public

Prepared By: David J. Boersma
1776-A S. Naperville Road, Suite 200
Wheaton, Illinois 60189

Mail To:
Cherie Thompson
19 S. LaSalle Street, #302
Chicago, Illinois 60603

Name & Address of Taxpayer:
Prakash and Michelle Charles
1433 S. Prairie Avenue, #F
Chicago, Illinois 60605

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	0088500
MAY 20 10	FP 102809
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000003826

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	0044250
MAY 20 10	FP 326707
REVENUE STAMP	# 0000003820

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000622054 OC
STREET ADDRESS: 1433 SOUTH PRAIRIE AVENUE #F
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 17-22-110-035-1018

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT J-18 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 AND THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS, EAST 261.91 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND ITS EASTERLY EXTENSION; THENCE SOUTH 00 DEGREES 22 MINUTES 54 SECONDS EAST 68.86 FEET; THENCE SOUTHEASTERLY 150.72 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1400.69 FEET (THE CHORD OF SAID ARC BEARING SOUTH 03 DEGREES 17 MINUTES 56 SECONDS EAST 150.65 FEET); THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST 24.18 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 141.61 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1464.69 FEET, AN ARC DISTANCE OF 209.58 FEET (THE CHORD OF SAID ARC BEARING SOUTH 04 DEGREES 18 MINUTES 55 SECONDS EAST 209.41 FEET); THENCE SOUTH 08 DEGREES 20 MINUTES 46 SECONDS EAST 56.50 FEET TO THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE 175.10 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 116.0 FEET FOR A DISTANCE OF 72.92 FEET; THENCE NORTH 25 DEGREES 15 MINUTES 18 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF LOT 2 AND THE SOUTHWESTERLY LINE OF LOT 1, AFORESAID, 189.25 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY AND THE WEST LINE OF SAID LOT 1 BEING AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 250.00 FEET; AN ARC DISTANCE OF 110.29 FEET (THE CHORD OF SAID ARC BEARING NORTH 12 DEGREES 36 MINUTES 69 SECONDS WEST 109.40 FEET); THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ("RECORDER'S OFFICE"), AS DOCUMENT NO. 96318235, AS AMENDED BY THE PLAT OF SURVEY RECORDED IN THE RECORDER'S OFFICE ON APRIL 29, 1996 AS DOCUMENT 96385673, AS AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524 AS AMENDED BY A SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NUMBER 97895567, AS AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT NUMBER 98078464, AS AMENDED BY THE FOURTH AMENDMENT

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CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 17-22-110-035-1018

LEGAL DESCRIPTION:

RECORDED IN THE RECORDER'S OFFICE ON JUNE 23, 1998 AS DOCUMENT NUMBER 98536091, AS AMENDED BY THE FIFTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 30, 1999 AS DOCUMENT NUMBER 09118593, AND AS AMENDED BY THE SIXTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 19, 2001 AS DOCUMENT NUMBER 0011209723, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035 AND AS CREATED BY DEED RECORDED JANUARY 30, 1998 AS DOCUMENT 98083842.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF "GARAGE FOR UNIT J-18," A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM AND AMENDMENTS THERETO.