

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Sarfaraz Riaz nka Claudio Sarfaraz Riaz and Alex Castillo nka Alexandra Blas, husband and wife
777 North Michigan Avenue, Unit 3109, Chicago, Illinois 60611

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten (\$10.00) DOLLARS, and other good and
valuable considerations _____
in hand paid,

CONVEY _____ and WARRANT _____ to

Chi Chen 900 N Kingsbury ST, #1169
~~87 Augusta Drive, Deerfield, Illinois 60015~~
Chicago, IL 60610
(Names and Address of Grantee)

the following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

Above Space for Recorder's Use Only

As legally described in Exhibit A attached hereto and made a part hereof.

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ and to General Taxes for 2009 and subsequent years.

Permanent Real Estate Index Number(s): 17-04-300-047-1160 and 17-04-300-047-1489

Address(es) of Real Estate: 900 N. Kingsbury Street, Unit 968 and P251, Chicago, Illinois 60610

DATED this: 9th day of December 2010

Please
print or
type name(s)
below
signature(s)

(SEAL)

Sarfaraz Riaz nka Claudio Sarfaraz Riaz

(SEAL)

Claudio Sarfaraz Riaz

(SEAL)

Alex Castillo nka Alexandra Blas

(SEAL)

Alexandra Blas



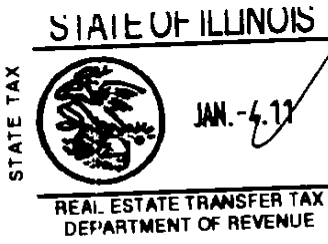
Doc#: 110112142 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2011 10:56 AM Pg: 1 of 4

1082
NRAKBS
BK
WD
1
WSA230071
GT

S
P
S
SC
INT
y
K
y
[Signature]

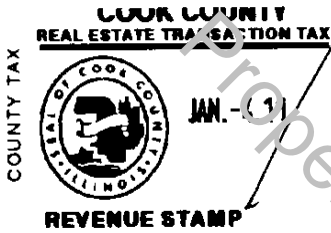
UNOFFICIAL COPY

INDIVIDUAL TO INDIVIDUAL
Warranty Deed

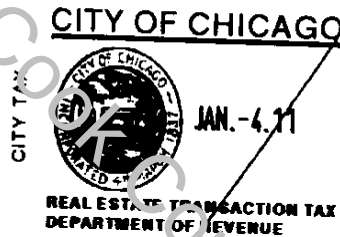


0000010891
REAL ESTATE TRANSFER TAX
0037500
FP 102808

TO



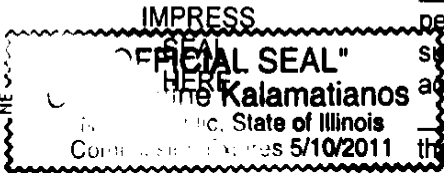
0000008719
REAL ESTATE TRANSFER TAX
0018750
FP 102802



0000000351
REAL ESTATE TRANSFER TAX
0393750
FP 102805

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 Sarfaraz Riaz nka Claudio Sarfaraz Riaz and Alex Castillo nka Alexandra Blas, husband and wife personally known to me to be the same person whose name are



Sarfaraz Riaz and Alex Castillo 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 9th day of December 2010

Commission expires 5/10 2011

Constantine Kalamatianos
NOTARY PUBLIC

This instrument was prepared by Dean Kalamatianos, 2045 W. Grand Ave., Suite 203, Chicago, Illinois 60612

Matt Albrecht
(Name)

SEND SUBSEQUENT BILLS TO:

MAIL TO: 449 N. Clark #400
(Address)

Chi Chen
(Name)

Chicago IL 60654
(City, State and Zip)

900 N. Kingsbury #968
(Address)

OR RECORDER'S OFFICE BOX NO. _____

Chicago, IL 60610
(City, State and Zip)

UNOFFICIAL COPY

EXHIBIT A

UNIT 968 AND PARKING UNIT P-251 IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT 0020733519 AND AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 26, 2002 AS DOCUMENT 0020935269, AND AMENDED BY SECOND AMENDMENT RECORDED OCTOBER 9, 2002 AS DOCUMENT 0021110221; AND AS AMENDED BY THIRD AMENDMENT RECORDED AS DOCUMENT 0021191161, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 130, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020733519.

PARCEL 3:

NON -EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION

CONTINUED ON NEXT PAGE

UNOFFICIAL COPY

EXHIBIT A (CONTINUED)

H) UTILITIES

I) PERMITTING EXISTANCE OF ENCROACMENTS IN CATALOG BUILDING AND GARAGE BUILDING

J) EXTERIOR MAINTENANCE

K) EXTERIOR SIGNAGE

L) DUMPSTERS

M) OWNED FACILITIES

N) SHARED FACILITIES AND

O) OVERHANGING BALCONIES;

OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

ADDRESS: 900 N. KINGSBURY, UNIT 968 and Parking Unit P-251, CHICAGO, ILLINOIS 60610

PERMANENT INDEX NUMBER: 17-04-300-047-1489 AND 17-04-300-047-1160

Property of Cook County Clerk's Office