

UNOFFICIAL COPY



First American Title Insurance Company

**SPECIAL
WARRANTY DEED
ILLINOIS STATUTORY
Individual**



1108240027

Doc#: 1108240027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2011 09:45 AM Pg: 1 of 4

THE GRANTOR(S) Neer J. Patel, a single person, never having been married and Subir Shah, a single person never having been married of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Relocation Advantage, LLC, A Delaware Limited Liability Company, of 2400 Dallas Parkway, Plano,, TX 75093 of the County of Collin, all interest in the following described Real Estate situated in the County of Lake, in the State of IL, to wit:

SEE LEGAL DESCRIPTION ATTACHED

FIRST AMERICAN

1/3 File # 2051110


SUBJECT TO: General real estate taxes not yet due and payable at time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate, and leasehold estate.

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): 17-04-115-049-0000 Vol. 0497
Address(es) of Real Estate: 1493 North Clybourn Avenue, Chicago, Illinois 60610

UNIT A

Dated this 19th day of October, 20 10



NEER J. PATEL



SUBIR SHAH

S Y
P H
S N
SC Y
INT P

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STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR. 15.11
 # 000077492

REAL ESTATE TRANSFER TAX
0051650
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REVENUE STAMP
 MAR. 16.11
 # 000000000

REAL ESTATE TRANSFER TAX
0025825
FP 103028

CITY OF CHICAGO
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 MAR. 16.11
 # 000002149

REAL ESTATE TRANSFER TAX
0542325
FP 102812

Office of Cook County Clerk's Office

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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 Neer J. Patel and Subir Shah, 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 19th day of October, 20 10.



Linda Chow (Notary Public)

Prepared by:
Reynar Meadowcroft
Quinn, Meadowcroft & Marker
440 W. Boughton Road - Suite 200
Bolingbrook, IL 60440

Mail To:
Relocation Advantage, LLC
2400 Dallas Parkway, Suite 460
Plano, Texas 75093

Name and Address of Taxpayer:
Relocation Advantage, LLC
2400 Dallas Parkway, Suite 460
Plano, TX 75093

UNOFFICIAL COPY**Legal Description Attached****PARCEL 1:**

LEASEHOLD ESTATE CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED AUGUST 11, 2000 AS DOCUMENT 00615525, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS ENDING NOVEMBER 29, 2093, AND CONVEYED BY DOCUMENT RECORDED AUGUST 18, 2007 AS DOCUMENT 07228051430, BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093, SAID LAND DESCRIBED AS FOLLOWS:

SUBPARCEL A:

THAT PART OF LOT 8 IN BLOCK 4 OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 98901233, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WEST CORNER OF SAID LOT 8; THENCE NORTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS, 69.50 FEET TO THE MOST NORTH CORNER OF SAID LOT 8; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG SAID NORTHEASTERLY OF SAID LOT, 41.78 FEET TO THE CENTER LINE AND ITS EXTENSION OF A PARTY WALL AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45 DEGREES, 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 22.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 8 DEGREES, 50 MINUTES, 00 SECONDS WEST, 7.12 FEET TO A BEND IN THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE SOUTH 45 DEGREES, 00 MINUTES, 00 SECONDS WEST, 67.65 FEET TO THE MOST SOUTH CORNER OF SAID LOT 8; THENCE NORTH 45 DEGREES, 10 MINUTES, 00 SECONDS WEST, 24.88 FEET TO THE CENTER LINE, AND ITS EXTENSION, OF A PARTY WALL; THENCE NORTH 44 DEGREES, 59 MINUTES, 06 SECONDS EAST, ALONG SAID CENTER LINE, AND ITS EXTENSION, 69.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

SUBPARCEL B:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96,983,509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN);

SUBPARCEL C:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS 1 AND 2 AS CREATED DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2:

IMPROVEMENTS (BUT NOT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 LOCATED ON THE LAND.

PIN #17-04-115-049-0000 Vol. 0497

ADDRESS of PROPERTY: 1493 North Clybourn Avenue, Chicago, Illinois 60610