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When Recorded Mail To:

John G. Wolf, Esq.
3901 North Lincoln Avenue
Chicago, Illinois 60613



Doc#: 1201226023 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2012 07:47 AM Pg: 1 of 4

Name and Address of Taxpayer:

Mr. Atul Talwar
1022 March Street
Lake Zurich, Illinois 60047

For Recorder's Use Only

WARRANTY DEED

THIS INDENTURE, made as of the 23rd day of December, 2011, between TUOMO RUUTU, married to Laura Emilia Ruutu, party of the first part, and ATUL TALWAR, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the party of the second part, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

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

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, leases, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity or, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD said premises as above described, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for himself, and his successors, does covenant, promise and agree to, and with the party of the second part, and his successors, that he had not done or suffered to be done, anything whereby said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that he WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to general real estate taxes not yet due and owing; building lines and building laws and ordinances; use or occupancy restrictions; conditions, covenants, conditions and easements of record; zoning laws and ordinances; public and utility easements; public roads and highways, if any; acts done or suffered by party of the second part; all special governmental taxes or assessments confirmed and unconfirmed; condominium regular or special assessments confirmed and unconfirmed; and party wall right and agreements, if any.

P.N.T.I.

ATUL TALWAR
1/12/2012



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And the party of the first part further represents that this is not homestead property.


IN WITNESS WHEREOF, the party of the first part has caused his name to be signed to these presents as of the date and year first above written.



TUOMO RUUTU

REAL ESTATE TRANSFER		12/27/2011
	COOK	\$236.50
	ILLINOIS:	\$473.00
	TOTAL:	\$709.50

14-28-306-022-1008 | 20111201603180 | 4NKXHC

REAL ESTATE TRANSFER		12/27/2011
	CHICAGO:	\$3,547.50
	CTA:	\$1,419.00
	TOTAL:	\$4,966.50

14-28-306-022-1008 | 20111201603180 | UHXYWC

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STATE OF ~~ILLINOIS~~ ^{North Carolina})
 COUNTY OF ~~COOK~~ ^{WAKE}) SS.

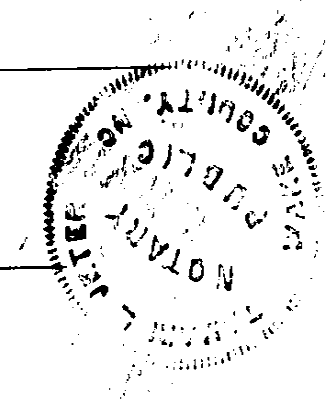
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that TUOMO RUUTU, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he signed and delivered the foregoing instrument as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 23rd day of December, 2011.

Mamaid J.
 NOTARY PUBLIC

My Commission expires:

6-3-2014



THIS INSTRUMENT PREPARED BY:

Richard C. Jones, Jr., Esq.
 77 West Washington Street
 Suite 2100
 Chicago, Illinois 60602
 (312) 419-0700

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 4N, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4N AND STORAGE SPACE S-4N, BOTH LIMITED COMMON ELEMENTS, IN THE 2714 LEHMANN COURT CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: **LOTS 29, 30 AND 31 IN LEHMANN'S DIVERSEY BOULEVARD ADDITION** IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 29; THENCE SOUTH ALONG THE EAST LINE OF LOTS 29 AND 30, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF NORTH LEHMANN COURT, A DISTANCE OF 20.74 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 29, A DISTANCE OF 13.96 FEET; THENCE SOUTHWESTERLY ALONG A LINE 50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOT 31, A DISTANCE OF 47.29 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 29, A DISTANCE OF 50.40 FEET TO A POINT ON THE EAST LINE OF A 16-FOOT NORTH SOUTH PUBLIC ALLEY, BEING ALSO THE WEST LINE OF LOT 29, SAID POINT BEING 39.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 29; THENCE NORTH ALONG SAID WEST LINE OF LOT 29, TO THE NORTHWEST CORNER OF LOT 29; THENCE EAST ALONG THE NORTH LINE OF LOT 29, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 26, 2006 AS DOCUMENT NUMBER 0614632095, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: Unit 4-N
 2714 North Lehmann Court
 Chicago, Illinois 60614

Permanent Index No.: 14-28-306-022-1008