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RETURN TO:

Jason C. Schram, Esq.
2860 S. River Road #180
Des Plaines, Illinois 60018



Doc#: 1300701035 Fee: \$80.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/07/2013 09:18 AM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS:

Babak Bakhtiari and
Kathleen Bakhtiari
1043 West Monroe #2
Chicago, Illinois 60607

(This Space for Recorder's Use Only)

WARRANTY DEED

ILLINOIS

THE GRANTOR, **RICHARD E. KATES** married to **Marissa Kates**, of the City of Chicago, State of Illinois for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto: **Babak Bakhtiari and Kathleen Bakhtiari**, husband and wife, 321 South Sangamon - Unit 902, Chicago, IL 60607, not in Tenancy in Common, not in Joint Tenancy but as **Tenants by the Entirety**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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 not in tenancy in common not in joint tenancy but as **tenants by the entirety** forever. Subject to general taxes for 2012 and subsequent years and to covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 17-17-211-045-1002
Address of Real Estate: 1043 West Monroe - Unit 2, Chicago, IL 60607

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 18 day of December, 2012.

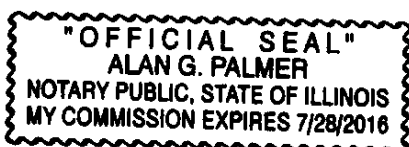
RICHARD E. KATES

MARISSA KATES, for homestead purposes only

State of Illinois, County of Lake, ss.

I the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD E. KATES** who is personally know to me or has produced _____ as identification and **MARISSA KATES** who is personally known to me or has produced _____ as identification 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 18th day of December 2012.



Notary Public

This instrument was prepared by Alan G. Palmer Esq, 116 S Michigan, Chicago, IL 60603 (312) 372-3458

REAL ESTATE TRANSFER	12/20/2012
CHICAGO:	\$2,962.50
CTA:	\$1,185.00
TOTAL:	\$4,147.50

REAL ESTATE TRANSFER	12/20/2012
COOK	\$197.50
ILLINOIS:	\$395.00
TOTAL:	\$592.50

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LEGAL DESCRIPTION

UNIT 2 IN 1043 WEST MONROE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 116.67 FEET OF LOTS 6 AND 7, TAKEN AS A SINGLE TRACT, IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING FROM SAID TRACT THE SOUTH 12.00 FEET THEREOF AND ALSO EXCEPTING FROM SAID TRACT THE EAST 106.60 FEET THEREOF;

AND

LOTS 6 AND 7, TAKEN AS A SINGLE TRACT, IN ASSESSOR'S DIVISION OF SUB-LOT 1 IF LOT 1 IN BLOCK OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 12.00 FEET OF SAID TRACT AND ALSO EXCEPTING THE NORTH 116.67 FEET OF SAID TRACT AND ALSO EXCEPTING THE EAST 106.56 FEET OF SAID TRACT;

AND

THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THE WEST 100.58 FEET THEREOF;

AND

LOT 2 IN AFORESAID ASSESSOR'S DIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2 AND ALSO EXCEPTING THE WEST 106.56 FEET OF SAID LOT 2.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617245068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AT TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617245068.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

Permanent Real Estate Index Number:
Address of Real Estate:

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1043 West Monroe - Unit 2, Chicago, IL 60607