

GREATER METROPOLITAN TITLE, LLC  
2340 S. ARLINGTON HCS. RT., SUITE 201  
ARLINGTON HEIGHTS, IL 60005

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FILE # \_\_\_\_\_

*EMT B-C 199*

**WARRANTY DEED  
ILLINOIS STATUTORY**

Doc#: 1312649014 Fee: \$42.00  
RHSP Fee:\$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2013 11:11 AM Pg: 1 of 3

THE GRANTOR(S), James Vogel and Nicole Passmann, *husband & wife*, of Chicago, County Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) Nigel Bahadur, 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

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

**This is not Homestead Property for Sellers.**

Permanent Real Estate Index Number(s): 17-09-234-043-1334

Address(es) of Real Estate: 33 W. Ontario St. Unit P12-W28  
Chicago, Illinois 60654

Dated this 25 day of February, 2013

City of Chicago  
Dept. of Finance

639580

3/21/2013 14:42

000764



Real Estate  
Transfer  
Stamp

\$252.00

Batch 6,095,504

REAL ESTATE TRANSFER 04/23/2013



COOK \$12.00  
ILLINOIS: \$24.00  
TOTAL: \$36.00

17-09-234-043-1334 | 20130401605870 | ZY7MU0

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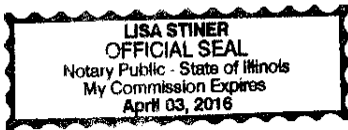
*James Vogel*  
James Vogel

*Nicole Passmann*  
Nicole Passmann

STATE OF *Ill* )  
COUNTY OF *Cook* )ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Vogel and Nicole Passman, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this *25* day of February, 2013.



*Lisa Stiner*  
Notary Public

My commission expires on *4-13* *2016*.

**Prepared By:**  
Lattas Law LLC  
2220 West North Avenue  
Chicago, Illinois 60647

**Mail To:**  
*Peter Nabhan*  
*77 W. Washington*  
*Suite 411*  
*Chicago IL 60602*

**Name & Address of Taxpayer:**  
*Nigel Bahadar*  
*33 W. Ontario Unit 46B*  
*Chicago IL 60654*

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File Number: 13-0199

## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT P12-W28 IN THE RESIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOGETHER WITH BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, BOTH INCLUSIVE IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RESPECTIVELY, ALL TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID, RECORDED JUNE 30, 2003 AS DOCUMENT NO. 031845084; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0319203102.

17-09-234-043-1334