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# UNOFFICIAL COPY



1318941196

Doc#: 1318941196 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2013 03:52 PM Pg: 1 of 3

When Recorded Mail To:  
Robert C. Lake  
Lake & Earhart LLC  
290 S. County Farm Road, Suite M  
Wheaton, Illinois 60187

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE ONLY

## WARRANTY DEED

THE GRANTORS, DANIEL C. BIRD, JR. AND KATHLEEN BIRD, HUSBAND AND WIFE, of the City of Charlottesville, County of Albemarle, State of Virginia, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to VISHAL SHROFF, of 715 Sage Circle, Big Springs, Texas 79720, 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 AS EXHIBIT A.

Subject to: General real estate taxes for the second installment of 2012 and for subsequent years; terms, provisions, covenants, and conditions of the Declaration of Condominium recorded as Document Number 0613532113 and all amendments; public and utility easements, including any easements established by or implied from the Declaration of Condominium aforesaid or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installment due after June 12, 2013 of general assessments established pursuant to the Declaration of Condominium aforesaid or amendments thereto.

PIN: 24-09-202-046-1003 (Unit 206) and 24-09-202-046-1132 (Parking Unit PS-48)

Address of Property: Unit 206 and Parking Unit PS-48, 5100 West 96th Street, Oak Lawn, Illinois 60453

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

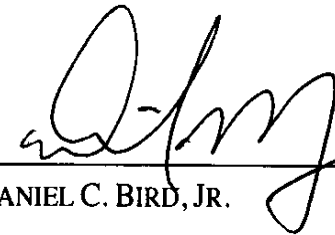
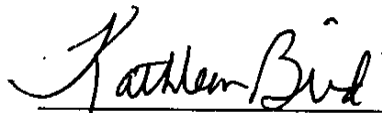
REAL ESTATE TRANSFER	07/05/2013
 <b>COOK</b>	\$100.00
 <b>ILLINOIS:</b>	\$200.00
<b>TOTAL:</b>	\$300.00

24-09-202-046-1003 | 20130601602183 | UM9JDH

*REC'D*

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DATED this 12th day of June, 2013.

 (SEAL)
  (SEAL)  
 DANIEL C. BIRD, JR. KATHLEEN BIRD


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 Daniel C. Bird, Jr. and Kathleen Bird, husband and wife,

IMPRESS  
SEAL



personally known to me to be the same persons whose names 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 12th day of June, 2013.

Commission expires June 11 2016  
  
 NOTARY PUBLIC

This instrument was prepared by Daniel C. Bird, Jr., 949 Fields of Ecraz Drive, Charlottesville, VA 22903

Mail subsequent tax bills to: Vishal Shroff, 5100 West 96th Street, Unit 206 Oak Lawn, Illinois 60453

Village of Oak Lawn Real Estate Transfer Tax  
 \$1000 00705

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 206 AND SINGLE PARKING UNIT PS-48 IN THE MORNINGSIDE ARBOR COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 OF CHILDREN'S MUSEUM RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 1 OF CAMPBELL'S 1ST ADDITION TO OAK LAWN AND PART OF BLOCK 6 OF CAMPBELL'S 1ST ADDITION TO OAK LAWN IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0613532113, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY:      UNIT 206 AND SINGLE PARKING UNIT PS-48  
5100 WEST 96TH STREET  
OAK LAWN, ILLINOIS 60453

PIN(S):                              24-09-202-046-1003 (UNIT 206) AND  
24-09-202-046-1132 (PARKING UNIT PS-48)