

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY



Doc#: 1320055099 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/19/2013 01:45 PM Pg: 1 of 4

THE GRANTOR, Nimesh Bhagat, a/k/a Nimesh A. Bhagat, a married man, of the City of Woodbury, Minnesota, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to Rocsana Radu, single, of the City of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See Attached Legal

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable.


See Attached Exhibit A

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-24-316-035-1006

Address of Real Estate: 3234 N. California Ave. Unit 3S, Chicago, IL. 60618

Dated this 1 day of July, 2013.

  
Nimesh Bhagat, a/k/a Nimesh A. Bhagat

(  
Linda B. Warner Title Services, Inc.  
475 North Martingale  
Suite 950  
Schaumburg, IL 60173  
)

BW 13-17392 1001

PROPERTY OF COOK COUNTY CLERK'S OFFICE

4

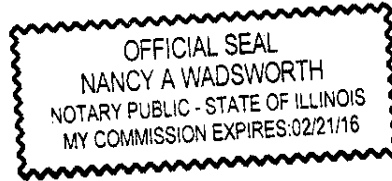
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STATE OF Illinois     )  
   ) ss.  
 COUNTY OF Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nimesh Bhagat, a/k/a Nimesh A. Bhagat, personally 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 that he signed, sealed and delivered the said instrument as his 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 19<sup>th</sup> day of July, 2013.


*Nancy A. Wadsworth*  
 \_\_\_\_\_  
 Notary Public





Prepared By: William S. Bazianos, Esq.  
 135 S. LaSalle Street, Suite 2100  
 Chicago, Illinois 60603

Mail To:  
*Rocsana Radu*  
*3234 N California Ave #35*  
*Chicago IL 60618*  
 Name & Address of Taxpayer:

Rocsana Radu  
 3234 N. California Ave. Unit 3S  
 Chicago, IL. 60618

REAL ESTATE TRANSFER		07/10/2013
	CHICAGO:	\$1,425.00
	CYA:	\$570.00
	<b>TOTAL:</b>	<b>\$1,995.00</b>
13-24-316-035-1006   20130501609452   U540BD		

REAL ESTATE TRANSFER		07/10/2013
	COOK	\$95.00
	ILLINOIS:	\$190.00
	<b>TOTAL:</b>	<b>\$285.00</b>
13-24-316-035-1006   20130501609452   APZF3P		

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## EXHIBIT A

**Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed.**

**After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$228,000.00 until 90 days from the date of this deed.**

**These restrictions shall run with the land and are not personal to the Grantee**

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**PARCEL 1: UNIT 3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3234 NORTH CALIFORNIA CONDOMINIUM ASSOCIATION, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 7, 2006 AS DOCUMENT NUMBER 0634109044, AS AMENDED FROM TIME TO TIME,, IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-3S, STORAGE UNIT S-3S, THE ROOF AND THE BALCONY, LIMITED COMMON ELEMENTS ("LCE") FOR THE BENEFIT OF UNIT NUMBER 3S AS SET FORTH IN THE DECLARATION AFORESAID.**

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