

# UNOFFICIAL COPY



MAIL TO:  
Dymis & Associates  
1819 N. Milwaukee Ave Ste 801  
Chicago IL 60630

Doc#: 1411955072 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2014 12:11 PM Pg: 1 of 3

SEND TAX BILL TO:  
Linda Ella Csaki  
2044 W. Arthur Ave 2nd  
Chicago IL 60645

PTC12220

P01

## WARRANTY DEED

THE GRANTOR, KASHIF HAMID, not married, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANTS to GRANTEE(s), LINDA ELLA CSAKI, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT

Permanent Real Estate Index Number: 11-31-310-007-1002

Address of Real Estate: 2046 W. Arthur Ave., Unit 1, Chicago, IL 60645

TO HAVE AND TO HOLD said premises fee simple forever.

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing, covenants, conditions, restriction of record, building lines and easements if any, so long as they do not interfere with Grantee's use and enjoyment of the property.

Dated this 21 day of April 2014.

GRANTOR:

KASHIF HAMID

#### REAL ESTATE TRANSFER 04/25/2014



**CHICAGO:** \$618.75  
**CTA:** \$247.50  
**TOTAL:** \$866.25

11-31-310-007-1002 | 20140401605155 | ZSH18E

#### REAL ESTATE TRANSFER 04/25/2014



**COOK** \$41.25  
**ILLINOIS:** \$82.50  
**TOTAL:** \$123.75

11-31-310-007-1002 | 20140401605155 | CM4DY7

PRECISION TITLE

# UNOFFICIAL COPY

### LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT.

Permanent Real Estate Index Number: 11-31-310-007-1002

Address of Real Estate: 2046 W. Arthur Ave., Unit 1, Chicago, IL 60645

**“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 \$98,520.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.”**

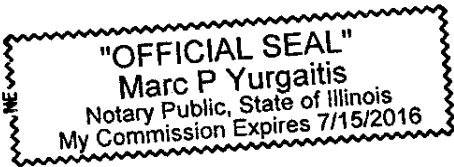
STATE OF ILLINOIS      )  
   ) SS  
 COUNTY OF COOK        )

### ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the above county and state, certify that, KASHIF HAMID, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 24<sup>th</sup> day of April 2014.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### EXHIBIT "A"

File Number: PTC12220

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 11-31-310-007-1002

PARCEL 1: UNIT NO. 2046-1 IN 2046-2048 WEST ARTHUR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 13 AND THE WEST 1/2 OF LOT 12 IN ARTHUR AVENUE SUBDIVISION OF THE SOUTH 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT NUMBER 7366967 IN COOK COUNTY ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533218121, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0533218121.

2046 W. ARTHUR AVENUE, UNIT 1,  
CHICAGO IL 60645