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WARRANTY DEED

~~JOINT TENANCY~~
ILLINOIS STATUTORY

10/23

MAIL TO:

Robert G. Guzaldo, Attorney
3 First National Plaza
Suite 2100
Chicago, Illinois 60602

98915511



98915511

DEPT-01 RECORDING \$25.00
T#0000 TRAN 0702 10/13/98 09:57:00
#4440 # CG *-98-915511
COOK COUNTY RECORDER

83

NAME & ADDRESS OF TAXPAYER:

Hitesh Pau
Unit 1710
3110 N. Sheridan
Chicago, Illinois 60657

RECORDER'S STAMP

CTIC

THE GRANTOR(S) Joy C. Bundy, single
of the City of Chicago County of Cook State of Illinois
for and in consideration of ten ----- DOLLARS

3

and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to Hitesh Pau and Deepa Bhagia, husband and wife, not as joint
~~tenants or tenants in common but as~~ ~~TENANTS BY THE ENTIRETY,~~

(GRANTEES' ADDRESS) Unit 602, 6102 N. Sheridan Road,
of the City of Chicago County of Cook State of Illinois

87776521

~~XXXXXX~~ the following described real estate situated in the County of
Cook, in the State of Illinois, to wit:

See Exhibit "A" attached.

NOTE: If complete legal cannot fit in this space, leave blank and attach a
separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

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, but in Joint Tenancy forever.~~

Permanent Index Number(s): 14-28-105-081-1093
Property Address: Unit 1710, 3110 N. Sheridan, Chicago, Illinois 60657

Date: this 29th day of September 1998
Joy C. Bundy (Seal) _____ (Seal)
Joy C. Bundy (Seal) _____ (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

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STATE OF ILLINOIS } ss.
County of Cook }

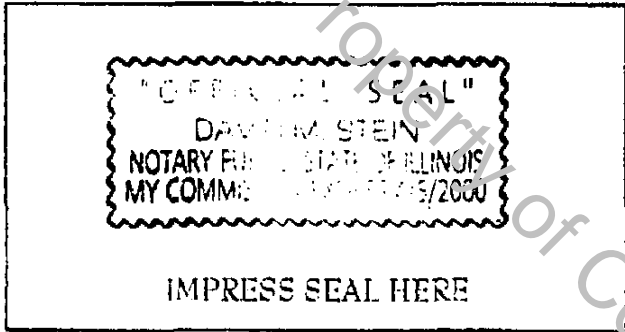
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joy C. Bundy, an unmarried person

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 she signed, sealed and delivered the instrument as her 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 notarial seal, this 29th day of September, 1998.

David M. Stein
Notary Public

My commission expires on April 5, 2000 ~~XXXX~~



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COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
David M. Stein - Letvin & Stein
541 N. Fairbanks, Suite 2121
Chicago, Illinois 60611

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE DEPARTMENT
135.00

TO _____
FROM _____

COOK COUNTY
REVENUE DEPARTMENT
STAMP DATE 09-29-98
6750

WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

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Exhibit "A"

UNIT 1710 IN THE 3110 NORTH SHERIDAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 12 AND THE SOUTH 5 FEET OF LOT 11 (EXCEPT THE EAST 7 FEET OF SAID PREMISES TAKEN FOR WIDENING LAKE VIEW AVENUE) IN BLOCK 5 IN BRAUKMAN AND GERRISS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH EAST FRACTIONAL 1/4 OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE EAST 145 FEET OF LOT 1 IN BROSSAUS RESUBDIVISION OF LOTS 21 TO 24 IN CULVERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS OF THE NORTH WEST 1/4 AND THE SOUTH 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 25288427; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-50, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 25288427;

Common Address: Unit 1710, 3110 N. Sheridan, Chicago, Illinois 60659;

Permanent Index Number: 14-28-105-081-1093;

Subject to: terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date hereof of general assessments established pursuant to the Declaration of Condominium; general real estate taxes not due and payable at this time; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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★ 10 CITY OF CHICAGO ★
 ★ 12 REAL ESTATE TRANSACTION TAX ★
 ★ 15 DEPT. OF REVENUE OCT-2008 ★
 ★ 17 PS. 11163 ★

505.25

★ 10 CITY OF CHICAGO ★
 ★ 12 REAL ESTATE TRANSACTION TAX ★
 ★ 15 DEPT. OF REVENUE OCT-2008 ★
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506.25