



WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)

CHESTNUT PLACE L.L.C.

21 W. Chestnut Place

Chicago, IL 60610

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Vishal Mehta, Jean I. Mehta and Shefali Mehta as Tenants in common

21 West Chestnut Place, Unit #809, Parking #12, Storage #12, Chicago, IL 60610 of the County of Cook, to wit:

PARCEL A:

UNIT 809 AND PARKING SPACE P-12 IN 21 WEST CHESTNUT CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

PARCEL 1:

LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNELL'S ADDITION TO CHICAGO OF EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTH 10 FEET OF W. PEARSON STREET LYING WEST OF A LINE 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF N. STATE STREET AND EAST OF A LINE 218.10 FEET, MORE OR LESS, WEST OF THE WEST LINE OF SAID N. STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3 TOWNSHIP 39 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 MARCH 26, 1999 AS DOCUMENT NUMBER 99296268, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE NUMBER S-12, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF AFORESAID, RECORDED AS DOCUMENT NUMBER 99296268, AS AMENDED FROM TIME TO TIME.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Vertical handwritten notes on the left margin: "Near North", "N State St", "10 ft", "N 9900739".

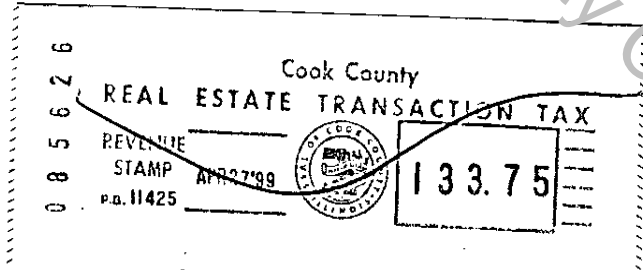
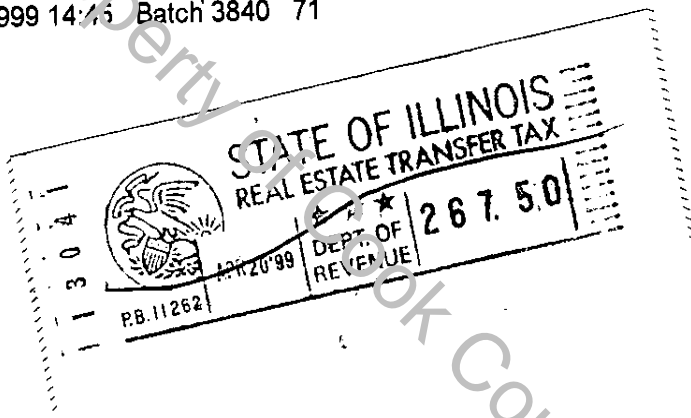
Handwritten initials "M" in a circle on the right margin.

UNOFFICIAL COPY

City of Chicago
Dept. of Revenue
202576
04/27/1999 14:45 Batch 3840 71



Real Estate
Transfer Stamp
\$2,006.25



99407752

UNOFFICIAL COPY

99407752

SUBJECT TO:

General Real Estate taxes for the 2nd installment of 1998 and 1999 and subject to the terms, provisions and covenants of the Condominium Documents recorded as document number 99296268, as amended from time to time; easements for public utilities and drainage, ingress and egress as contained in the document number 99296268, as amended from time to time; provisions, conditions and limitations as created by the Condominium Property Act; special service area as created under document 91075841.

Permanent Index Number(s) 17-04-450-042

Address(es) of Real Estate: 21 West Chestnut Place, #809, Parking #12, Chicago, IL 60610

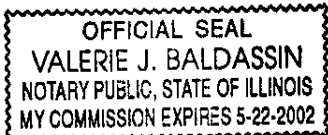
Dated this 12th day of April, 1999.

Chestnut Place L.L.C., an Illinois limited liability company

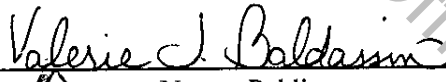

a Manager

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Joel M. Carlins, personally known to me to be a Manager of Chestnut Place L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing

IMPRESS instrument, appeared before me this day in person and acknowledged that as such
NOTARY SEAL Manager, he signed and delivered the said instrument, pursuant to authority given
HERE by the Chestnut Place L.L.C., as his free and voluntary act, and as the free and
 voluntary act and deed of said Chestnut Place L.L.C. for the uses and purposes
 therein set forth.



Given under my hand and official seal, this 12th day of April, 1999.
Commission expires May 22, 1999.


Notary Public

This instrument was prepared by: David J. Carlins, 875 N. Dearborn Street, Chicago, IL 60610

SEND RECORDED DOCUMENTS TO:

LYLE S. COHEN, ESQ.
309 W. WASHINGTON #550
CHICAGO, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

VISHAL MEHTA
21 W. CHESTNUT #809
CHICAGO, IL 60610