

UNOFFICIAL COPY



**Warranty Deed
Illinois Statutory**

Doc#: 1120356014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/22/2011 11:17 AM Pg: 1 of 3

CST 1126508

RESERVED FOR RECORDER'S USE ONLY

THE GRANTOR(S):

Dan Pikelny and Rebecca Hoffman, husband and wife, of the City/Town/Village of Glencoe, County of Cook, State of Illinois for and in consideration of Ten. & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey(s) and Warrant(s) to

THE GRANTEE(S): Kajal Patel and Raju J. Patel, husband and wife, of the City/Town/Village of Chicago, County of Cook, State of IL, all interest in 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 AN INTEGRAL PART HEREOF

To have and to hold said interest: (*strike inapplicable forms of ownership*)

- a.) Individually.
- ~~b.) As tenants in common.~~
- ~~e.) Not in tenancy in common, but in joint tenancy.~~
- d.) Not in Tenancy in common, not in joint tenancy, but as tenants by the entirety.

Subject to: real estate taxes for the year preceding closing and subsequent years, conditions, restrictions, covenants of record; and building lines and easements so long as the same do not underlie the property or interfere with the Purchaser's use and enjoyment of said property.

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

Permanent Real Estate Index Number(s): 14-33-325-070-1020

Common Address(es) of Property: 1616 North Mohawk, Chicago, Illinois 60614

Dated this 25 day of May, 2011.

[Signature of Dan Pikelny]

Dan Pikelny

[Signature of Rebecca Hoffman]

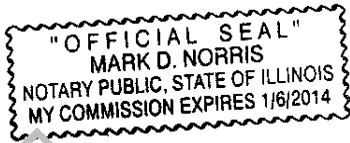
Rebecca Hoffman

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dan Pikelny and Rebecca Hoffman, husband and wife, personally known to me to be the same person(s) whose name(s) 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 25 day of May, 2011.



[Signature]
Notary Public

Prepared By: Andrew J. Rukavina
Andrew J. Rukavina & Associates
28643 North Sky Crest Dr.
Mundelein, Illinois 60060

Taxpayer Name and Address:
Kajal Patel and Raju J. Patel
1616 North Mohawk, Chicago, Illinois 60614

Mail to: Carol Thompson-Erker
Attorney at Law
444 West Northwest Highway
Barrington, Illinois 60010

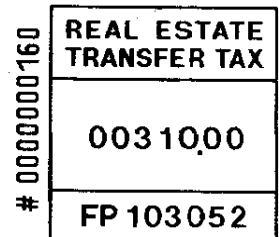
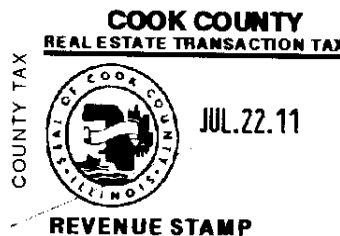
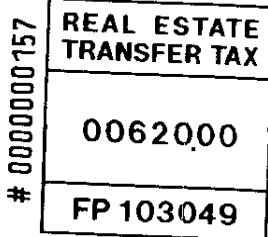
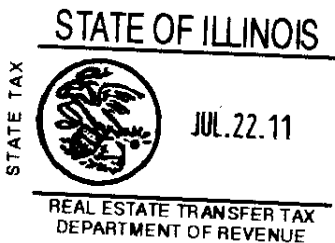
City of Chicago
Dept. of Revenue
613544



Real Estate
Transfer
Stamp
\$6,510.00

7/21/2011 9:33
dr00260

Batch 3,287,858



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Title Order No. 1126508

EXHIBIT A

UNIT 1616 IN LARRABEE COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A TRACT OF LAND COMPRISING ALL LOTS AND ALLEYS (INCLUDING ALL LOTS AND PORTIONS OF LOTS FORMERLY TAKEN FOR AND OPENING OGDEN AVENUE), IN BLOCK BOUNDED ON THE NORTH BY WEST EUGENIE STREET, ON THE SOUTH BY WEST NORTH AVENUE, AS WIDENED PER DOCUMENT 21550017 ON THE EAST BY NORTH MOHAWK STREET, AND ON THE WEST BY NORTH LARABEE STREET, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS THAT PART OF LOTS 1 THROUGH 11, BOTH INCLUSIVE AND LOTS 93 THROUGH 117, BOTH INCLUSIVE AND ADJOINING VACATED ALLEYS, ALL IN E. J. HULL'S SUBDIVISION OF BLOCK 63 OF CANAL TRUSTEE'S SUBDIVISION OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH LARRABEE STREET, AND THE NORTH LINE OF WEST NORTH AVENUE AS WIDENED BY CITY ORDINANCE RECORDED June 04, 1971, AS DOCUMENT NUMBER 21550017; THENCE NORTH ALONG THE EAST LINE OF NORTH LARABEE STREET, A DISTANCE OF 390.52 FEET, MORE OR LESS, TO A POINT WHICH IS 173.33 FEET SOUTH OF THE SOUTH LINE OF WEST EUGENIE STREET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET 65.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH LARABEE STREET, 17.33 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET; 19.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET, 21.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 109.07 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF NORTH MOHAWK STREET, 109.33 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 68.50 FEET TO THE WEST LINE OF NORTH MOHAWK STREET; THENCE SOUTH ALONG THE WEST LINE OF NORTH MOHAWK STREET, 242.84 FEET TO THE NORTH LINE OF WEST NORTH AVENUE, AS WIDENED; THENCE WEST ALONG THE NORTH LINE OF WEST NORTH AVENUE, AS WIDENED 262.07 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88197169, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COO K COUNTY, ILLINOIS.

1616 North Mohawk St.
Chicago, IL 60614

PERMANENT TAX NUMBER: 14-33-325-070-1020