

# UNOFFICIAL COPY

FIRST AMERICAN  
File # 2339348

**WARRANTY DEED**  
Statutory (ILLINOIS)

This instrument was prepared by:  
Michael E. Fox  
Fox, Swibel, Levin & Carroll, LLP  
200 West Madison Street  
Suite 3000  
Chicago, Illinois 60606

After recording return to:  
Tushar R. Chotalia, P.C.  
Attorney at Law  
3772 W. Devon Avenue  
Lincolnwood, Illinois 60712



Doc#: 1228333062 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/09/2012 11:22 AM Pg: 1 of 4

THE GRANTOR, **JERALD A. LAVIN AND ELIZABETH K. LAVIN, husband and wife** of the City of Osprey, State of Florida, for and in consideration of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **JASON JYOTIN AND KOMAL JYOTIN PARIKH**, as ~~tenants in common~~ <sup>joint tenants</sup> ~~by the entirety~~, of the City of Burr Ridge, State of Illinois, all interest in the following described real estate situated in the City of Chicago, County of Cook, in the State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: \*PARIKH

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, forever;

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 28 day of September, 2012.

REAL ESTATE TRANSFER	10/02/2012
CHICAGO:	\$4,987.50
CTA:	\$1,995.00
<b>TOTAL:</b>	<b>\$6,982.50</b>

17-10-206-035-1065 | 20120901604611 | LLM3CT

REAL ESTATE TRANSFER	10/02/2012
COOK	\$332.50
ILLINOIS:	\$665.00
<b>TOTAL:</b>	<b>\$997.50</b>

17-10-206-035-1065 | 20120901604611 | 5WR3TJ

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**GRANTORS:**

By: *Ji*  
Jerald A. Lavin

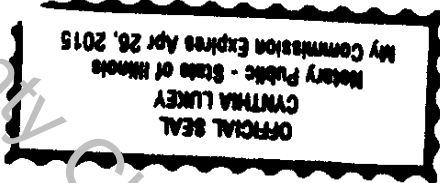
By: *Elizabeth K Lavin*  
Elizabeth K. Lavin

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Jerald A. Lavin, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 28<sup>th</sup> day of September, 2012.

*Cynthia Lukey*  
Notary Public

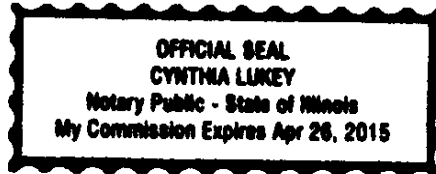


STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth K. Lavin, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 28<sup>th</sup> day of September, 2012.

*Cynthia Lukey*  
Notary Public



**Send Tax Bills to:**  
Jason Jyotin & Komal Jyotin Parikh  
600 N. Fairbanks Court, Unit 2102  
Chicago, Illinois 60611

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## EXHIBIT "A"

### Legal Description

UNIT 2102 AND PARKING UNIT P 4-7 IN THE 600 NORTH FAIRBANKS CONDOMINIUM, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN#: 17-10-206-035-1065 & 17-10-206-035-1120

COMMON ADDRESS: 600 NORTH FAIRBANKS COURT, UNIT 2102 AND PARKING UNIT P 4-7, CHICAGO, ILLINOIS 60611

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## Exhibit B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
3. BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

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