

UNOFFICIAL COPY



1307035048

Doc#: 1307035048 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/11/2013 12:41 PM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
Individuals to Individual

THE GRANTORS, Matthew P. Dawley, and Erica M. Flood, now known as Erica Dawley, husband and wife, both of Boulder, Colorado, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Sanjay Tiwari of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

**SUBJECT TO:** GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, 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 REAL ESTATE.

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): 14-30-403-091-1022 and 14-30-403-091-1111  
Address of Real Estate: 1735 West Diversey, Unit 209 & GU-4, Chicago, Illinois 60614

Dated this 27<sup>th</sup> day of February, 2013.

Matthew P. Dawley  
Grantor

Erica M. Flood, now known as Erica Dawley  
Grantor

S  
P  
S  
SC  
INT

REAL ESTATE TRANSFER		02/28/2013
	CHICAGO:	\$2,295.00
	CTA:	\$918.00
	<b>TOTAL:</b>	<b>\$3,213.00</b>

14-30-403-091-1022 | 20130201604327 | ERRUT9

REAL ESTATE TRANSFER		02/28/2013
	COOK:	\$153.00
	ILLINOIS:	\$306.00
	<b>TOTAL:</b>	<b>\$459.00</b>

14-30-403-091-1022 | 20130201604327 | L4J12N

1002  
SA 325/221  
A+W  
Naabst

Box 334

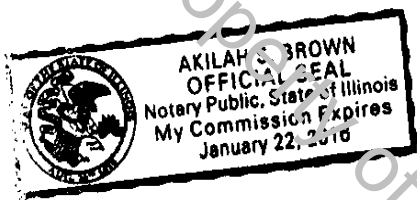
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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew P. Dawley and Erica Dawley, formerly known as Erica M. Flood, 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 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 27<sup>th</sup> day of February, 2013.



Akilah S. Brown (Notary Public)

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**Prepared By:** Law Offices of Peter Anthony Johnson, P.C.  
11 East Hubbard Street, #702  
Chicago, Illinois 60611

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**Mail To:**  
~~Julien H. Collins, III, Esquire~~  
~~Collins & Burton, Ltd.~~  
~~1300 West Belmont Suite 113~~  
~~Chicago, Illinois 60657~~

**Name & Address of Taxpayer:**  
Mr. Sanjay Tiwari  
1735 West Diversey, Unit 209  
Chicago, Illinois 60614



Property of Cook County Clerk's Office

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## **Exhibit A Legal Description**

### **PARCEL 1:**

UNITS 209 AND GU-4 IN THE REGAL CONDOMINIUMS AS DELINEATED ON A SURVEY OF PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM: RECORDED AS DOCUMENT 00038514, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### **PARCEL 2:**

THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-22, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514.

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