

UNOFFICIAL COPY

113-04384



Doc#: 1310213018 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2013 08:57 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenants**

Property of Cook County Clerk's Office

THE GRANTOR(S) Christina M. Lufrano, a single woman (never been married) of 655 W. Irving Park Road, Unit 3007 ^{#B-18} Chicago, IL 60613, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Pradeep Thapar and Seema Thapar, husband and wife, 108 Covington Ct, Oak Brook, IL 60922, not as tenants in common but as joint tenants under the laws of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description

UNITS 3007 AND B-18, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011020878, AND AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, Building lines, Private, public and utility easements and roads and highways, General taxes for the year 2012 (2nd Installment) and subsequent years including taxes which may accrue by reason of new or additional improvements.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$156,000 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTIONS LAWS OF THE STATE OF ILLINOIS.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): **14-21-101-054-2237 and 14-21-101-054-1499**
Address (es) of Real Estate: **655 W Irving Park Rd Unit 3007 & B-18, Chicago, IL 60613**

Dated this 25 day of March, 2013.

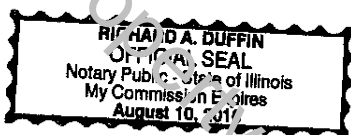
x Christina M. Lufrano
Christina M. Lufrano

S ✓
P 3
S ✓
SC ✓
INT ✓

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Christina M. Lufrano**, 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 March, 2013.



(Notary Public)

Prepared by:

Richard A. Duffin
Duffin & Dore, LLC
206 S. Jefferson
Suite 100
Chicago, IL 60661

REAL ESTATE TRANSFER	04/11/2013
	
CHICAGO:	\$975.00
CTA:	\$390.00
TOTAL:	\$1,365.00
14-21-101-054-2237 20130301604000 WRVCVM	


Mail To:

Pradeep Thapar and Seema Thapar
655 W. Irving Park, Unit 3007
Chicago, IL 60613

REAL ESTATE TRANSFER	04/11/2013
 	
COOK	\$65.00
ILLINOIS:	\$130.00
TOTAL:	\$195.00
14-21-101-054-2237 20130301604000 6FGW0E	


Name and Address of Taxpayer:

Pradeep Thapar and Seema Thapar
655 W. Irving Park, Unit 3007
Chicago, IL 60613

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655 W Irving Park, Unit 3007
Chicago, IL 60613

Property Index Number:
14-21-101-054-2237
14-21-101-054-1499

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