

UNOFFICIAL COPY

WARRANTY DEED TENANCY BY THE ENTIRETY

THE GRANTORS

PTC15849

1702

Troy M. Soltis, married to
Ashley Soltis,
3553 W. Montrose Avenue, #4W
Chicago, IL 60618



Doc#: 1321149005 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2013 09:38 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

of the City of Chicago of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, does hereby CONVEY AND WARRANT to THE GRANTEE:

Praveen Kannan and Jennifer Praveen
1101 W. Columbia Avenue, #103
Chicago, IL 60626

as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. **SUBJECT TO:** General Real Estate Taxes for 2012 and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any.

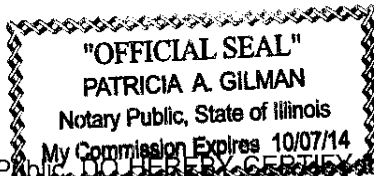
Property Index Number (PIN): 13-14-400-042-1007
Address of Real Estate: 3553 W. Montrose Avenue, #4W, Chicago, IL 60626 60618

DATED this 1st day of July, 2013.

Troy M. Soltis (SEAL)
Troy M. Soltis

Ashley Soltis (SEAL)
Ashley Soltis

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Daniel P. Schreiber and Brenda P. Schreiber, husband and wife, 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 1st day of July, 2013.
Commission expires 10-7-2014
NOTARY PUBLIC

Patricia A. Gilman

Place Seal Here

PRECISION TITLE

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Legal Description



of premises commonly known as 3553 W. Montrose Avenue, #4W, Chicago, IL 60618

PARCEL 1


UNIT 4W IN THE 3553 W. MONTROSE AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0821816014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SECTION 14, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P3 AND STORAGE SPACE NUMBER S5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0821816014.

REAL ESTATE TRANSFER	08082111
 COOK	\$122.50
 ILLINOIS	\$111.00
TOTAL	\$233.50

08-18-2008 14:02:10 0821816014002581435570

REAL ESTATE TRANSFER	08082111
 CHICAGO	\$1,817.50
CTA	\$715.10
TOTAL	\$2,532.60

08-18-2008 14:02:10 0821816014002581435570

MAIL TO:
 Adrienne Shreffler, Esq.
 Attorney at Law
 4653 N. Milwaukee Avenue
 Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:
 Praveen Kannan & Jennifer Praveen
 3553 W. Montrose Avenue, #4W
 Chicago, IL 60618

UNOFFICIAL COPY
PONTICELLI & VITO As An Agent For
Old Republic National Title Insurance Company
2050 E. ALGONQUIN ROAD, STE. 602 SCHAUMBURG, IL. 60173

ALTA Commitment
Schedule A1

File No.: PTC15849

Property Address: 3553 W. MONTROSE AVENUE, UNIT 4W,
CHICAGO IL 60618

Legal Description:

PARCEL 1:

UNIT 4W IN THE 3553 W. MONTROSE AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0821816014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P3 AND STORAGE SPACE NUMBER S5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0821816014.

PARCEL 3:

THE RIGHT TO THE USE OF LIMITED COMMON ELEMENT L.C.E. #R-1, ROOFTOP AREA, AS DELINEATED ON THE SURVEY ATTACHED TO THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM, RECORDED MAY 6, 2009 AS DOCUMENT 0912634061.

Permanent Index No.: 13-14-400-042-1007,