

# UNOFFICIAL COPY



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WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 1324726030 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/04/2013 10:05 AM Pg: 1 of 3

1/2 FIRST AMERICAN  
File # 2456727

Preparer File: 2456727  
FATIC No.: 2456727

THE GRANTOR(S) Mark E. Leahy and Allison R. Leahy, formerly Allison R. Champion, husband and wife, of the City of Chicago, County of Cook, State of Illinois 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 Nitish Kanabar and Pinal Kanabar, husband and wife, not as tenants in common, nor as joint tenants with the right of survivorship, but as TENANTS BY THE ENTIRETY of 4250 North Marine Drive, Apt. 635, Chicago, Illinois of the County of Cook, 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: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2013 and subsequent years

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): 14-20-105-044-1003

Address(es) of Real Estate: 3835 N. Ashland Avenue, Unit 1N  
Chicago, IL 60613

Dated this 14<sup>th</sup> day of August, 2013

*Mark E Leahy*

Mark E. Leahy

*Allison R Leahy*

Allison R. Leahy

S ✓  
P 13  
S N  
SC ✓  
INT D



First American  
Title Insurance Company

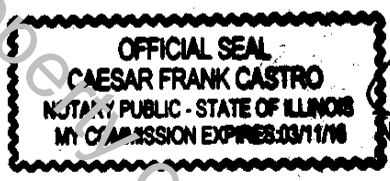
Warranty Deed - Individual

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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 Mark E. Leahy and Allison R. Leahy, 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 14TH day of AUGUST, 20 13.



*[Handwritten Signature]*  
Notary Public

Prepared by:  
Kevin J. LeFevour  
Cassano & Associates  
1220 Iroquois Avenue Suite 204A  
Naperville, IL 60563

Mail to:  
Mr. Steven D. Stavropoulos  
Steven D. Stavropoulos & Associates  
22 W. Washington Street, Suite 1500  
Chicago, IL 60602

Name and Address of Taxpayer:  
Nitish & Pinal Kanabar  
3835 N. Ashland Avenue, Unit 1N  
Chicago, IL 60613

REAL ESTATE TRANSFER	08/20/2013
CHICAGO:	\$3,296.25
CTA:	\$1,318.50
<b>TOTAL:</b>	<b>\$4,614.75</b>

14-20-105-044-1003 | 20130801602799 | TXP7U

REAL ESTATE TRANSFER	08/20/2013
COOK	\$219.75
ILLINOIS:	\$439.50
<b>TOTAL:</b>	<b>\$659.25</b>

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 1N IN THE MENNING CONDOMINIUM OF LAKEVIEW AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 (EXCEPT THAT PART OF LOT 19 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 20 TAKEN FOR STREET) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99269108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-1N AND P-1N2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99269108.

Property of Cook County Clerk's Office

