

WARRANTY DEED (Illinois)

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THIS DEED is made as of the 22
day of November, 2013,
by and between



Doc#: 1334350022 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2013 10:55 AM Pg: 1 of 5

an unmarried man
STEPHEN HARDY AND PARUL SHAH
an unmarried woman
("Grantor," whether one or
more),

and
Joshua L Parkinson and
ELIZABETH F. PARKINSON, husband and wife
a(n) As Tenants By the Entirety
of Chicago, Illinois
("Grantee" whether one or
more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

P.I.N.: 16-01-407-049-1002

COMMONLY KNOWN AS: 2428 W THOMAS ST., UNIT 2, CHICAGO, IL 60622

Return to:
PROPER TITLE, LLC
400 Skokie Blvd Ste. 380
Northbrook IL 60062

PT13-02044

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2013 and subsequent years.

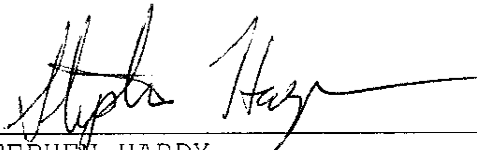
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P.I.N.: 16-01-407-049-1002

COMMONLY KNOWN AS: 2428 W THOMAS ST., UNIT 2, CHICAGO, IL 60622

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 22 day of November, 2013.


STEPHEN HARDY


PARUL SHAH

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Jennifer Barron
Robbins, Salomon & Patti
180 N. LaSalle St., #300
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

ELIZABETH P PARKINSON
2428 W. Thomas St.
Unit # 2
Chicago, IL 60622

OR

RECORDER'S OFFICE BOX NO. _____

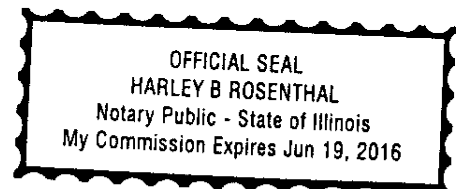
STATE OF IL }
COUNTY OF Cook } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that STEPHEN HARDY and PARUL SHAH is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of November, 2013.

Notary Public 

My Commission Expires: 6-19-13



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Proper Title as an Agent for First American Title

Commitment Number: PT13_02044

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT NUMBER 2 IN THE 2428 W. THOMAS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 44 IN GROSS SECOND HUMBOLDT PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 AND THE SOUTH 25 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM AND RECORDED AS DOCUMENT NUMBER 0725033070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-2, BOTH LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0725003070.

PERMANENT INDEX NUMBER: 16-01-407-049-1002

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2044

Property of Cook County Clerk's Office




REAL ESTATE TRANSFER

12/02/2013

COOK	\$125.00
ILLINOIS:	\$250.00
TOTAL:	\$375.00

16-01-407-046-1002 | 20131101604289 | 5VZJET

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REAL ESTATE TRANSFER		12/02/2013
		
CHICAGO:		\$1,875.00
CTA:		\$750.00
TOTAL:		\$2,625.00
16-01-407-049-1102 20131101604289 U58A2H		