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WARRANTY DEED

Doc#: 1412722059 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/07/2014 10:55 AM Pg: 1 of 2

THE GRANTOR(S)

(The space above for Recorder's use only)

Karen Tran and Nicholas A Segaud, wife and husband of the City of Chicago, County of Cook, State of IL, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Hiral Pithadia, Asha Pithadia, and Sitaben K Patel not in Tenancy in Common, but in JOINT TENANCY in the following described Real Estate situated in Cook County, Illinois, commonly known as 235 West Van Buren Street, Unit 2602, Chicago, IL 60607, legally described as:

UNIT 2602 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 65,66,67,68,69,70,71,72,72 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 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 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record; unconfirmed special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for 2013 and subsequent years.

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, not in Tenancy in Common but in JOINT TENANCY forever.

Permanent Index Number (PIN): 17-16-238-024-1826

Address(es) of Real Estate: 235 West Van Buren Street, Unit 2602, Chicago, IL 60607

Dated this 30th day of April, 2014

Nicholas A Segau

(SEAL)

Karen Tran

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## **UNOFFICIAL COPY**

## STATE OF ILLINOIS) )ss. COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen Tran and Nicholas A Segaud personally known to me to be the same persons whose names are subscribed in 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 30 day of APRIL 2014.

"OFFICIAL SEAL"
William A Fleckles
Notary Public, State of Illinois
My Commission Expires 4/5/2017

NOTARY PUBLIC

Commission expires

This instrument was prepared by: William A. Fleckles Attorney at Law, 1033 E. St. Charles Road, Lombard, IL 60148

MAIL TO:

FRED R SHERMAN 2222 Chestnut AVE SEND SUBSEQUENT TAX BILLS TO:

Hiral Pithadia, Asha Pithadia, and Sitaben K Patel 235 West Van Burer, Sheet, Unit 2602 Chicago, IL 60607

Office

REAL ESTATE TRANSFER		05/06/2014
	соок	\$161.25
	ILLINOIS:	\$322.50
	TOTAL:	\$483.75

17-16-238-024-1826 | 20140401607937 | SRV77R

REAL ESTATE TRANSFER		05/06/2014
KEAL ESTATE III	CHICAGO:	\$2,418.75
	CTA:	\$967.50
	TOTAL:	\$3,386.25
17-16-238-024-1	1826   201404016079	37   8Z1WY1