## UNOFFICIAL COPY

A14-1147 SIGK

## WARRANTY DEED

After recording, mail to:

CHETAN SHAH

325 KRISTIN CT. W.

BROOKFIELD WI 53041

Send subsequent tax bills to:

CHETAN SHAH ILM 325 KRISTIN LTHAN BROCKFIELD WI 5-3045



Doc#: 1421845039 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 08/06/2014 10:32 AM Pg: 1 of 2

THE GRANTORS, CLAY STELZER, a single man, of the County of Cook, State of Illinois, and SCOTT A. STELZER, a married man\*, of the County of Westchester, State of New York, for and in consideration of TEN (10) POLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEES, CHETAN SHAH and NINA SHAH, husband and wife, of the County of Cook, State of Illinois not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Peal Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3013 IN THE 235 W. VAN EUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIPED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 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 0915924034, AS AMENDED FROM TIMETO TIME, TOGETHER WITH AN UNDIVIDED PERCENT AGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-16-238-024-1240

Address of Real Estate: 235 W. Van Buren St., Unit 3013, Chicago, IL 60607

SUBJECT TO: general real estate taxes for 2014 and subsequent years; building times and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public milities; acts of the Grantees.

TO HAVE AND TO HOLD said premises, not as joint tenants or tenants in common but as tenants by the entirety, forever.

\*This is not a homestead property.

[The Signatures Appear on the Following Pages]

This instrument was prepared by Alexander Demchenko, Esq., 2338 W. Belmont Ave., Chicago, IL 60618

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## **UNOFFICIAL C**

DATED this <u></u> day of July	, 2014.
Signature: Clay Spelz	
STATE OF ILLINOIS	)
COUNTY OF COOK	) SS. )

I, the indersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Clay Stelzer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and crificial seal, this 28 day of July, 2014.



05-Aug-2014 REAL ESTATE TRANSFER TAX CHICAGO: 2.156.25 Signature: 862.50 CTA: Scott A. Stelze TOTAL: 3,018.75 STATE OF NEW YORK 17-16-238-024-1240 20140701616130 1-835-911-296 SS. COUNTY OF WESTCHESTER

I, the undersigned, a Notary Public in and for said County and State aftrestid, DO HEREBY CERTIFY that Scott A. Stelzer, personally known to me to be the same person whose hand is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of July, 2014.

Notary Public

REAL ESTATE TRANSFER TAX

05-Aug-2014 COUNTY: 143.75 ILLINOIS: 287.50 TOTAL: 431.25

17-16-238-024-1240 | 20140701616130 | 1-143-998-592

**ELAINE DELORES RICHARDSON** Notary Public - State of New York NO. 01RI6266677 Qualified in Westchester County My Commission Expires C