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Doc#: 1422012019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2014 10:00 AM Pg: 1 of 3

Property of Cook County Clerk's Office

WARRANTY DEED (Individual Tenancy)

The Grantor, **ANUJ SHAH**, A SINGLE MAN, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid CONVEYS AND WARRANTS unto the Grantee, **CHRISTOPHER X WUENSTEL**, of the City of Whitewater, County of Walworth, State of Wisconsin, the following described real estate situated in the County of Cook, State of Illinois, to wit:

STC01146-240396
1 of 3

SEE EXHIBIT A ATTACHED HERETO AND MAKE A PART HEREOF.

Permanent Index Numbers: 14-21-307-061-1177; 14-21-307-061-1353

Property Address: 525 W. Hawthorne Place, Unit 2501 and P-119, Chicago Illinois 60657

Subject to: General real estate taxes not due and payable as of the date of closing, covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate as a single family residence.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not homestead property.

Dated this 17th day of June, 2014.

ANUJ SHAH

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

S Y
P 3
S N
SC Y
INT D

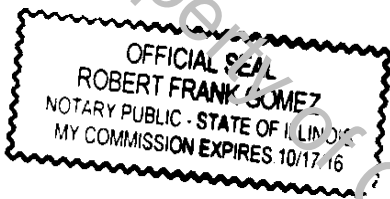
REAL ESTATE TRANSFER TAX		09-Jul-2014
	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

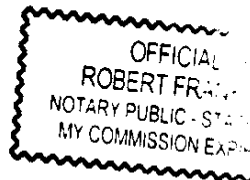
I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **ANUJ SHAH, A SINGLE MAN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and 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 17 day of June, 2014.



Robert Frank Gomez

NOTARY PUBLIC



NAME & ADDRESS OF TAXPAYER:

CHRISTOPHER E. WUENSTEL
525 W. Hawthorne Place, Unit 2501
Chicago, Illinois 60657

Upon recording, please mail to:

DEANNA S. RYAN, Esq.
ryan LAW GROUP, Ltd.
1121 West Wrightwood
Chicago, Illinois 60614

This Document was prepared by:

Eric J. Tanquilut, Esq.
Tanquilut & Associates, Ltd.
161 N. Clark St., Ste. 4700
Chicago, Illinois 60601

REAL ESTATE TRANSFER TAX 14-Jul-2014



COUNTY:	122.50
ILLINOIS:	245.00
TOTAL:	367.50

14-21-307-061-1177 | 20140601608682 | 2-078-659-392

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EXHIBIT A

PARCEL 1: UNIT NO. 2501 IN 525 HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021232465, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

PARCEL 2: UNIT NUMBER P-119 IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.58 FEET CHICAGO CITY DATUM: THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 (EXCEPT THE NORTHERLY 107.60 FEET THEREOF) IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 2004 AS DOCUMENT NUMBER 0417727057_25717444, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN HAWTHORNE PLACE, LLC AND HAWTHORNE PARKING, LLC, DATED SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 17, 2002 AS DOCUMENT NUMBER 21017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 12 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.