



WARRANTY DEED

Tenancy by Entirety

Doc#: 1426129081 Fee: \$40.00
RHSP Fee: \$9.00 RPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2014 03:48 PM Pg: 1 of 2

NORTH AMERICAN
TITLE COMPANY
14-01492K

THE GRANTOR(S)

(The space above for Recorder's use only)

Christopher Pierce and Danielle Pierce, of the City of Chicago, County of Cook, State of Illinois, 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 Jimeet V. Mehta and Palak A. Doshi as **HUSBAND AND WIFE**, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** in the following described Real Estate situated in Cook County, Illinois, commonly known as ~~1939 W. Erie Street, Chicago, IL 60620-5522~~, legally described as:

~~60618~~ 60618 *

2702 WEST BYRON ST

PARCEL 1:

THAT PART OF NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 89 19'27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH 0 31'40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD; THENCE NORTH 89 19'27" EAST, ALONG SAID SOUTH LINE, 101.66 FEET; THENCE SOUTH 30 40'33" EAST, 61.12 FEET; THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 73 15'04" EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH 00 40'33" EAST, 32.00 FEET; THENCE NORTH 89 19'27" EAST, 241.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 19'27" EAST, 2.58 FEET; THENCE EASTERLY 12.62 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 40.00 FEET CONVEX TO THE NORTH AND WHOSE CHORD BEARS SOUTH 81 38'04" EAST A DISTANCE OF 12.57 FEET; THENCE SOUTH 00 40'33" EAST, 76.05 FEET; THENCE WESTERLY 12.62 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 40.00 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH 80 16'57" WEST A DISTANCE OF 12.57 FEET; THENCE SOUTH 89 19'27" WEST, 2.58 FEET; THENCE NORTH 00 40'33" WEST, 80.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. CONTAINING 1,184 SQUARE FEET OR 0.0272 ACRES, MORE OR LESS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

UNOFFICIAL COPY

Permanent Index Number (PIN): 13-24-200-065-0000



Address(es) of Real Estate: 2702 W. Byron Street, Chicago, IL 60618


The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as joint tenants or tenants in common but as **TENANTS BY ENTIRETY** forever.


SUBJECT TO Covenants, conditions and restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments for improvements not yet completed; general real estate taxes for 2014 and subsequent years; and Purchaser's first mortgage of record.

Dated this 7 day of July, 2014.


Danielle Pierce

REAL ESTATE TRANSFER TAX		09-Sep-2014
	COUNTY:	181.50
	ILLINOIS:	363.00
	TOTAL:	544.50
13-24-200-065-0000 20140701611833 0-207-496-320		


Christopher Pierce

REAL ESTATE TRANSFER TAX		09-Sep-2014
	CHICAGO:	2,722.50
	CTA:	1,089.00
	TOTAL:	3,811.50
13-24-200-065-0000 20140701611833 1-227-564-160		

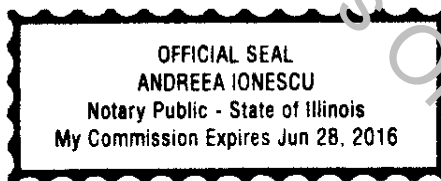
STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Pierce and Danielle Pierce are personally known to me to be the same persons whose name 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 7 day of July, 2014.

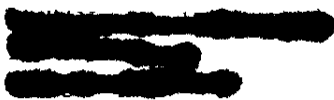

NOTARY PUBLIC

Commission expires 6/28/16




This instrument was prepared by: Georgia A. Beatty 6102 N. Sheridan Road, Suite 502, Chicago, IL 60660

MAIL TO:


Mehta + Doshi
2702 W. Byron St.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:


Mehta + Doshi
2702 W. Byron St.
Chicago, IL 60618

OR