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Doc#: 1433610143 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2014 04:03 PM Pg: 1 of 3

Property of Cook County Clerk

WARRANTY DEED

2/13

THE GRANTORS, SHRIKANT A. MEHTA and HARSHA MEHTA, husband and wife, of Galesburg, in the County of Knox and State of Illinois, for and in consideration of other good and valuable consideration and Ten Dollars (\$10.00) in hand paid, CONVEY and WARRANT to VINAYAK KAPATRAL and ARCHANA KAPATRAL, husband and wife, of Chicago, County of Cook, and State of Illinois, all interest in the following described real estate:


Parcel 1: Unit C in the 1357 W. Fillmore Condominium, as delineated on a Survey of the following described parcel of real estate: Lot 23 in Block 2 in the Subdivision of Outlot 47 in Canal Trustee's Subdivision of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as an exhibit to the Condominium Declaration recorded as Document No. 00110174, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The Exclusive right to the use of Parking Space P-3, a limited Common Element as set forth in the Declaration of Condominium recorded as Document No. 00110174.



Permanent Tax Identification Number: 17-17-329-060-1003

Address of Property: 1357 West Fillmore, Unit C, Chicago, Illinois 60607

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| REAL ESTATE TRANSFER TAX | 25-Nov-2014 |
|--|-----------------|
|  CHICAGO: | 2,212.50 |
| CTA: | 885.00 |
| TOTAL: | 3,097.50 |

17-17-329-060-1003 | 20141101646123 | 0-232-444-544

| REAL ESTATE TRANSFER TAX | 25-Nov-2014 |
|---|---------------|
|  COUNTY: | 147.50 |
|  ILLINOIS: | 295.00 |
| TOTAL: | 442.50 |

17-17-329-060-1003 | 20141101646123 | 0-747-221-632

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situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This conveyance is made subject to the following:

- (1) Taxes for the year 2014 and subsequent years.
- (2) Easements for public and quasi-public utilities over, across and under the premises.
- (3) Rights of the public, the State of Illinois, and any municipality in and to that part of the premises dedicated, taken or used for roads and highways.
- (4) Building and zoning regulations of any applicable government entity.
- (5) All covenants, conditions, easements and restrictions of record.
- (6) Acts done or suffered by purchasers
- (7) Matters that would be disclosed by an accurate survey.
- (8) All special governmental assessments.
- (9) Condominium assessments for December 2014 and beyond.
- (10) The Declaration and By-laws of the 1357 W. Fillmore Condominiums Association.

Dated this 20 day of Nov, 2014.

Shrikant A. Mehta
SHRIKANT A. MEHTA

Harsha S. Mehta
HARSHA MEHTA

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that, SHRIKANT A. MEHTA and HARSHA MEHTA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 20th day of November, 2014.



Shrikanth Mehta
Notary Public

Name and address of Grantee: Vinayak and Archana Kapatral, 1357 West Fillmore, Unit C, Chicago, Illinois 60607

The tax statements for the year 2014 and subsequent years shall be sent to: Vinayak and Archana Kapatral, 1357 West Fillmore, Unit C, Chicago, Illinois 60607

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This instrument prepared by McDonald & Conolly, LLP, 64 S. Prairie Street, Ste. 216, Galesburg, IL 61401

After recording, return instrument to: Vinayak and Archana Kapatral, 1357 West Fillmore, Unit C, Chicago, Illinois 60607.

Patrick J. Power
100 N. LA Salle St (Suite 1500)
Chicago IL 60602