UNOFFICIAL COPY

WARRANTY DEED

WHEN RECORDED, MAIL TO: Jeffry F. DeATON (521 D. ASKLAND Chiengo Ic 64622 15244 182430

Doc#: 1504418043 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 02/13/2015 10:39 AM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO: Jeffrey F. Deaton and Margaret M. Deaton 1521 N. Ashland Avenue, Unit 3 Chicago, Illinois 60622

STC 01146 31007 /1 WR

GRANTOR, Kabir K. Mehta, married to Alexandra Romanova, both of Fort Collins, Colorado, for and in consideration of Ten Dollars (\$10.0°) and other good and valuable consideration in hand paid CONVEYS and WARRANTS to the GRANTEES, Jeffrey F. Ceaton and Margaret M. Deaton, Rusband and wife, both of Chicago, Illinois, AS TENANTS BY THE ENTIRETY, all or the interest in the following described real estate in the County of Cook, in the State of Illinois:

#

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Index No.: 17-05-100-068-1002.

Property Address: 1521 N. Ashland Avenue, Unit 3, Chicago, Illinois 60622.

Subject to the following, if any: (1) General real estate taxes for the year 2014 and subsequent years; (2) public and utility easements of record; if any; (3) covenants, conditions and restrictions of record; if any; (4) the Condominium Declaration; and (5) Purchasers' mortgages of record, if any.

DATED this 22 Day of January, 2015.

Cabir R Mehta

DATED this 22 Day of January, 2015.

Alexandra Remar ava

STATE OF COLORADO) ss COUNTY OF <u>Lariner</u>) STEWART TITLE 800 E. DIF/IL GOAD SUITE 180 NAPERVILLE IL 80563

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that KABIR R. MEHTA and ALEXANDRA ROMANOVA, husband and wife, 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, 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 notary seal, this 22 Day of January, 2015.

My commission expires

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX

04-Feb-2015

 CHICAGO:
 2,737.50

 CTA:
 1,095.00

 TOTAL:
 3,832.50

SUSAN M. LEVAY

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID # 20094001258

MY COMMISSION EXPIRES FEBRUARY 02, 2017

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ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Parcel 1:

Unit 3 together with its undivided percentage interest in the common elements in The 1521 North Ashland Condominium, as delineated and defined in the Declaration recorded as document number 0401232187, in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive Light to the use of P-2 and S-3, Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 0401232187.

Parcel 3:

Non-Exclusive easement for the benefit of Parcel 1 for ingress, egress, use and enjoyment as created by Reciprocal Easement Agreement, recorded January 21, 2004 as Document 0402145061.

REAL E: TATE TRANSFER TAX 06-Feb-2015

COUNTY: 182.50

ILLINOIS: 365.00

TOTAL: 547.50

17-05-100-068-1002 20150101660577 1-395-502-720

[title]