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40017125

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

GIT (4-7)



1510047079

Doc#: 1510047079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2015 10:39 AM Pg: 1 of 3

THE GRANTOR(S), Tullamore Development LLC, an Illinois Limited Liability Company, of the Village of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid CONVEY(S) and Warrant(s) to Naitik Patel and Divya Patel, Tenants by the entirety, (GRANTEE'S ADDRESS) 401 E. Ontario St. # 4604, Chicago, Illinois 60611 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)2014

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

Permanent Real Estate Index Number(s): 13-25-203-065-0000
Address(es) of Real Estate: 2424 W. Fletcher, Chicago, Illinois 60618

Dated this 23 day of March, 2015

Tullamore Development LLC, an Illinois Limited Liability Company

By:
John Downes
Manager

Attest _____

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Dawnes, manager personally known to me to be the same person(s) whose name(s) 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 official seal, this 23 day of March, 2015



Y M Torres (Notary Public)



Prepared By: David P. Gaughan
5932 West Lawrence Avenue
Chicago, Illinois 60630

Mail To:
~~Naitik Patel and Divya Patel~~
~~401 E. Ontario St. # 4604~~
~~Chicago, Illinois 60611~~

Patricia Pascual, Esq.
5716 W. Lawrence Ave
Chicago IL 60630

Name & Address of Taxpayer:
Naitik Patel and Divya Patel
2424 W. Fletcher St.
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		24-Mar-2015
	CHICAGO:	5,887.50
	STA:	2,355.00
	TOTAL:	8,242.50
13-25-203-065-0000 20150301671719 1-881-786-752		

REAL ESTATE TRANSFER TAX		24-Mar-2015
	COUNTY:	392.50
	ILLINOIS:	785.00
	TOTAL:	1,177.50
13-25-203-065-0000 20150301671719 1-210-698-112		

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EXHIBIT A

THAT PART OF LOTS 21 AND 22 IN BLOCK 1 OF JONES NORTH BRANCH ADDITION, BEING A RESUBDIVISION OF LOT 18 (EXCEPT THE NORTH 150.40 FEET OF THE EAST 290.00 FEET THEREOF) IN SNOW ESTATES PARTITION BY SUPERIOR COURT OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 141.00 FEET OF LOTS 11 THROUGH 22 OF SAID BLOCK 1 OF JONES NORTH BRANCH ADDITION; THENCE NORTH 89 DEGREES 05 MINUTES 41 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WEST FLETCHER STREET, 101.89 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 11 MINUTES 40 SECONDS WEST, 117.00 FEET TO THE NORTHERLY LINE OF SAID BLOCK 1, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF A 16 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 89 DEGREES 05 MINUTES 41 SECONDS EAST ALONG SAID NORTHERLY LINE, 24.00 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 40 SECONDS EAST, 117.00 FEET TO SAID SOUTHERLY LINE OF SAID BLOCK 1, THENCE SOUTH 89 DEGREES 05 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY LINE, 24.00 FEET TO SAID POINT OF BEGINNING.

Property address: 2424 West Fletcher Street, Chicago, IL 60618
Tax Number: 13-25-203-065

Cook County Clerk's Office