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PREPARED BY: Frank M. Howard, Esq. 700 Busse Highway Park Ridge, IL 60068

Doc#: 1510541118 Fee: \$44,00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 04/15/2015 11:40 AM Pg: 1 of 4

MAIL TAX BILL TO:

Prabhat Kumar Singh 1427 S. Prairie Ave. - #A-14 Chicago, IL 60605

MAIL RECORDED DEED TO:

Wang, Leonard & Condon 33 N. LaSalle St., Suite 2020 Chicago, IL 60602

STATE OF

ILLINOIS

TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

The Grantors, JOHN B. FILAN and SALLY A. FILAN, Husband and Wife, of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to the Grantees, PRABHAT KUMAR SINGH and NANDIKA SURI Husband and Wife, of the State of Illinois, not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION Permanent Index Number: 17-22-110-035-1014

Property Address: 1427 S. PRAIRIE AVE., UNIT A-14, CHICAGO, IL 60605

Subject, however, to the general taxes for the year of 2014 and thereafter, and all instruments, covenants, restrictions, corresponding laws, ordinary or and resolutions of		11
applicable zoning laws, ordinances, and regulations of record.	idinons,	ユ
Hereby releasing and waiving all rights under and by virtue of the vice stood Francis.		

irtue of the ricme stead Exemptions Laws of the State of Illinois.

Dated this _	day of	April	20 15		SC.
		•		1	INT
				JOHN B. FI	
				GA ² CY A. F	LAN

COUNTY OF I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN B. FILAN and 55A3719a54

SALLY A. FILAN 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 notarial seal, this

My comm

FRANK M HOWARD

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/24/16

20, 15

Exempt under the provisions of paragraph

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Property of County Clerk's Office

REAL ESTATE TRA	08-Apr-2015	
	CHICAGO:	6,450.00
Section 1	CTA:	2,580.00
	TOTAL:	9,030.00
17-22-110-035-101	4 20150301667977	1_334_737_390

REAL ESTATE TRANSFER TAX		08-Apr-2015	
eth di		COUNTY:	430.00
		ILLINOIS:	860.00
=		TOTAL:	1,290.00

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 15SA3719254PK

SCHEDULE A

(continued)

5. The land referred to in this Commitment is described as follows:

Parcel 1: Unit a-14 in Prairie Place Condominium as delineated on the Plat of survey of the following described parcel of real estate:

That part of Lot 2 in Prairie Place Townhomes subdivision being a subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 13 seconds East along the Northerly extension of the East Line of said Lot 1 for a distance of 56.00 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 15 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East line of Said Lot 1; thence North 00 degrees 01 minutes 19 seconds East along said East line 68.00 feet therein to the point of beginning, in Cook County, Illinois.

Also

that part of Lot 2 in Prairie Place Townhomes subdivision, being a subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northely extension of the East Line of said Lot 1 for a distance of 175.0 feet to the North Line of Lot 2; thence, North 89 degrees 58 minutes 41 seconds West along said North Line 75.0 feet to the Northwest corner of Lot 2; thence South 00 degrees 01 minutes 19 seconds West along the West Line of Lot 2 aforesaid 175.0 feet to the Northwest Corner of Lot 1; thence South 89 degrees 58 minutes 41 seconds East along said North Line 75.0 feet to the point of beginning, in Cook County, Illinois.

Also

that part of Lot 2 in Prairie Place Townhomes subdivision, together with part of the former lands of the Illinois Central Railroad in the Northwest Fractional quarter of section 22, lownship 39 North, range 14, East of the third principal Meridian, described as follows: commencing at the Northeast Corner of Lot 1 in Prairie Place Townhomes subdivision aforeasid; thence South 00 degrees 21 minutes 19 seconds West 68.0 feet along the East Line of Said Lot 1; thence South 89.0 degrees 58 minutes 41 seconds East 102.21 feet to the point of beginning; thence North 00 degrees 12 minutes 58 seconds West 24.18 feet; thence Northwestesterly 99.92 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of said arc bearing north 02 degrees 15 minutes 36 seconds East 19.90 feet); thence North 89 degrees 58 minutes 41 seconds West 97.13 feet; thence South 00 degrees 11 minutes 19 seconds West 124.00 feet to the point of beginning, in Cook County, Illinois.

Also

the East 122.07 feet of the West 197.07 feet of the North 119.0 feet of lot 2 in Prairie Place Towmhomes subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

that part of Lot 2 in Prairie Place Towmhomes subdivision together with that part of the former lands of the Illinois Central Railroad in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, described as follows: commencing at the Northwest Corner of Said Lot 2; thence South 89 degrees 58 minutes 41 seconds East 197.07 feet along the North line of Said Lot 2 to

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 15SA3719254PK

SCHEDULE A

(continued)

the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 64.48 feet; thence South 06 degrees 22 minutes 54 seconds East 68.86 feet; thence Southeasterly 50.80 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of Said Arc bearing south 05 degrees 58 minutes 41 seconds West 77.27 feet; thence North 00 degrees 01 minutes 19 seconds East 119.00 feet to the point of beginning, in Cook County, Illinois.

Also

Lot 1 in Fraine Place Townhomes subdivision, being a subdivision in the Northwest fractional quarter of section 22, township 39 North, range 14, East of the third principal Meridian, recorded March 3, 1995 as document number 95150205, in Cook County, Illinois.

Which Plat of survey is attached as exhibit "e" to the declaration of condominium recorded April 29, 1996 in the office of the recorded of deeds of Cook County, Illinois, as document number 96318235, as amended by the correction to declaration recorded in the Recorder's Office on May 21, 1996 as document number 96385673 and amended by the First Amendment recorded in the recorder's office on November 25, 1996 as document number 50095524, as amended by the Second Amendment Recorded Inthe Recorder's Office on December 1, 1997 as document number 97895567, as amended by the Third Amendment Recorded Inthe Recorder's Office on January 29, 1998 as document number 98078464, as amened by the Forth Amendment Recorded Inthe Recorder's Office on June 23, 1998 as document number 98536091, as amended from time to ime, together with its undivided percentage interest in said parcel and all the property and space comprising all the units thereof as defined and set forth in said declaration and survey.

Parcel 2:

Non-exclsuive easement for the benefit of parcel 1 for Ingress and egress over, upon and across the easement parcel as created and set out in the grant of easement dated December 20, 1994 and recorded -7674'S OFFICE December 29, 1994 as document number 04080035.

END OF SCHEDULE A



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