

# UNOFFICIAL COPY



## WARRANTY DEED

INDIVIDUAL TO INDIVIDUAL

=====

RETURN TO: Jonathan Pope

1525 W. Homer Street, Ste. 303

Chicago, Illinois 60642

SEND SUBSEQUENT TAX BILLS TO:

Ron Sun

999 Box Turtle Court

Columbus, Indiana 47201

Doc#: 1510501017 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/15/2015 09:45 AM Pg: 1 of 4

**THE GRANTOR (S)**, PARINA PARIKH AND NIRAV SHAH, husband and wife, of the City of San Diego, County of San Diego, State of California, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and WARRANT to RON SUN TO HAVE AND TO HOLD said premises, of the City of ~~Chicago, County of Cook~~, State of ~~ILLINOIS~~, the following described Real Estate, to wit:

SEE ATTACHED

NOTE: IF ADDITIONAL SPACE IS REQUIRED FOR LEGAL DESCRIPTION PLEASE ATTACH A SEPARATE 8 1/2 X 11 1/2 INCH SHEET situated in the City of Chicago, 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.

Permanent Tax Identification No. (s): 17-16-238-~~024~~-1122; 17-16-238-~~024~~-1468

Property Address: 235 W. Van Buren Street, Unit 2003, P-296  
Chicago, Illinois 60616

Dated this 27<sup>th</sup> day of August, 2014.

Parina Parikh SEAL  
PARINA PARIKH

Nirav Shah SEAL  
NIRAV SHAH

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

REAL ESTATE TRANSFER TAX	06-Mar-2015
CHICAGO:	2,692.50
CTA:	1,077.00
<b>TOTAL:</b>	<b>3,769.50</b>

17-16-238-026-1122 | 20150301667799 | 0-022-143-360

REAL ESTATE TRANSFER TAX	06-Mar-2015
COUNTY:	179.50
ILLINOIS:	359.00
<b>TOTAL:</b>	<b>538.50</b>

17-16-238-026-1122 | 20150301667799 | 0-821-961-088

S Y  
P 4  
S N  
SC Y  
INTA

Handwritten notes and signatures at bottom right.

Vertical handwritten text on the left margin: WWWW225035/201408151050101701

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State of California )  
San Diego County ) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that

PARINA PARIKH AND NIRAV SHAH, husband and wife

personally known to me to be the same persons whose names 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 ~~seal~~ <sup>SEE ATTACHED</sup> seal, this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

Impress seal here

=====

**AFFIX TRANSFER STAMPS ABOVE**

OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph \_\_\_\_\_, Section 4 of said Act.

Buyer, Seller, or Representative \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_\_

**This instrument prepared by:**

Law Offices of Scott D. Rogoff

2720 S. River Rd., Ste. 150

Des Plaines, Illinois 60018

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SAN DIEGO

On 09/27/14 before me, A. ADVINCULA, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared PARINA PARIKH AND NIRAV SHAH  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: [Handwritten Signature]  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

# UNOFFICIAL COPY

STREET ADDRESS: 235 WEST VAN BUREN

#2003

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-16-238-~~000~~-1122

*026*, *17-16-238-026-1468*

**LEGAL DESCRIPTION:**

UNIT 2003 AND P-296 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office