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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1513218050 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2015 09:52 AM Pg: 1 of 2

THE GRANTOR, Balvantbhai Govanbhai Patel, of the City of Burlington, State of Iowa, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEYS and WARRANTS to the GRANTEE, Natalie DeFazio, 360 W. Hubbard Street, Chicago, Illinois 60654, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Parcel 1:

Unit No. 1806 in Avenue East Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate: The East 1/2 of Lot 10 and all of Lots 11 and 12 in the subdivision of Block 18 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and easements, restrictions, covenants and by-laws for Avenue East Condominium recorded as Document No. 0725315094, as may be amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space Limited Common Element No. 409, a limited common element, as delineated on the survey attached to the aforesaid declaration.

Parcel 3:

The exclusive right to the use of Storage Space Limited Common Element No. 90, a limited common element, as delineated on the survey attached to the aforesaid declaration.

Common Address: 160 E. Illinois Street - Unit 1806, Chicago, Illinois 60611
Permanent Index No. 17-10-126-011-1086

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

HEREBY RELEASING AND WAIVING all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Balvantbhai

Balvantbhai Govanbhai Patel

SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR

JB

CCRD REVIEWER

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CT BOX 334

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STATE OF IOWA)
)
 COUNTY OF Des Moines) §§

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Balvantbhai Govanbhai Patel, personally known to me to be the same person who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of March, 2015.



Elizabeth Marie Ackermann
 Notary Public

Prepared by: James A. Larson, Esq.
 Larson & Associates, P.C.
 230 W. Monroe - Suite 2220
 Chicago, Illinois 60606

Mail to: Richard C. Spain, Esq.
 Spain, Spain & Varnet P.C.
 33 N. Dearborn Street - Suite 2220
 Chicago, Illinois 60602

Send Tax Bills to: Natalie DeFazio
 160 E. Illinois Street - Unit 1806
 Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		08-May-2015
	CHICAGO:	3,862.50
	CTA:	1,545.00
	TOTAL:	5,407.50
17-10-126-011-1086 20150301668547 1-193-741-696		

REAL ESTATE TRANSFER TAX		08-May-2015
	COUNTY:	257.50
	ILLINOIS:	515.00
	TOTAL:	772.50
17-10-126-011-1086 20150301668547 1-167-897-984		