

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)



Doc#: 1523150009 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/19/2015 07:28 AM Pg: 1 of 3

NORTH AMERICAN  
TITLE CO.

260901

THE GRANTORS, Boris B. Thomas and James Gandre, of the City of New York, County of New York, State of New York, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Sharmi Snah and Nilesh Shah, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as Tenants by the Entirety, not as Tenants in Common or as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


FOR LEGAL DESCRIPTION  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Property Address: 431 S. Dearborn Street, Unit 702, Chicago, IL 60605  
P.I.N.: 17-16-246-018-1047

**SUBJECT TO:** Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2015.


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

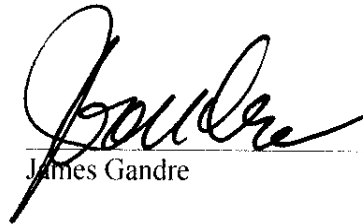
Dated: this 6<sup>th</sup> day of August, 2015

REAL ESTATE TRANSFER TAX		17-Aug-2015
	CHICAGO:	1,500.00
	CTA:	600.00
	<b>TOTAL:</b>	<b>2,100.00</b>
17-16-246-018-1047   20150701610898   0-069-298-048		

REAL ESTATE TRANSFER TAX		17-Aug-2015
	COUNTY:	100.00
	ILLINOIS:	200.00
	<b>TOTAL:</b>	<b>300.00</b>
17-16-246-018-1047   20150701610898   1-045-129-088		

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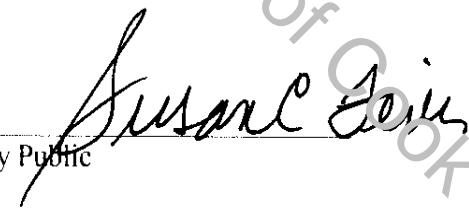
  
Boris B. Thomas

  
James Gandre

STATE OF NEW YORK }  
COUNTY OF NY } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Boris B. Thomas and James Gandre, 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 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 6<sup>th</sup> day of August, 2015.

  
Notary Public

**Susan C. Fink**  
Reg. No. 01F14797877  
Notary Public, State of New York  
Nassau County  
Expires 4/30/ 19

**THIS INSTRUMENT  
PREPARED BY:**

David L. Rudolph, Esq.  
Rudolph Kaplan LLC  
20 North Clark St., Suite 2500  
Chicago, IL 60602

**WHEN RECORDED  
RETURN TO:**

DENNIS W. THORN  
180 N. MICHIGAN AVE  
#2105  
CHICAGO, ILL 60601

**SEND FUTURE TAX  
BILLS TO:**

Sharai Shah  
2504 Park Ridge Rd.  
Blauvelt, N.Y. 10914

Property of Cook County Clerk's Office

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15826-15-260901-IL

Property Address: 431 S. Dearborn Street, Unit 702, Chicago, IL 60605  
Parcel ID: 17-16-246-018-1047

PARCEL 1:

UNIT NUMBER 702 IN THE MANHATTAN BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF CERTAIN LOTS IN BLOCK 138 IN SCHOOL SECTION ADDITION TO CHICAGO AND THAT PORTION OF DEARBORN STREET OCCUPIED BY UNDERGROUND VAULTS SHOWN ON SURVEY ATTACHED TO THE DECLARATION, SAID SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97590956, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS,

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE MANHATTAN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97579282.