

# UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 1525110082 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2015 02:49 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

PROPERTY INDEX  
COUNTY # 26668711

THE GRANTOR(S) Ron Amdur, a never married man, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Navdeep Kalsi and Sheila Chavda, of 233 Justina Street, Hinsdale, IL 60521 of the County of Cook, as Joint Tenants, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2015 and subsequent years.


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): 17-04-218-043-1082



Address(es) of Real Estate: 1339 North Dearborn Street, Unit 12B, Chicago, IL 60610

Dated this 25 day of July, 20 15

Ron Amdur

| REAL ESTATE TRANSFER TAX  |               | 24-Aug-2015     |
|---|---------------|-----------------|
|  | CHICAGO:      | 1,237.50        |
|   | CTA:          | 495.00          |
|   | <b>TOTAL:</b> | <b>1,732.50</b> |

17-04-218-043-1082 | 20150701609509 | 0-346-974-080

| REAL ESTATE TRANSFER TAX  |               | 24-Aug-2015   |
|---|---------------|---------------|
|  | COUNTY:       | 82.50         |
|  | ILLINOIS:     | 165.00        |
|   | <b>TOTAL:</b> | <b>247.50</b> |

17-04-218-043-1082 | 20150701609509 | 1-525-733-248

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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 Ron Amdur, a never married man, 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 25 day of July, 20 15.



*Michael J. Confill* (Notary Public)

**Prepared by:**  
Robert F. Tweedle  
2842 - 45<sup>th</sup> Street, Suite A  
Highland, Indiana 46322

**Mail To:** James Zazakis  
3832 N. Ashland St 1S  
Chicago, IL  
60613

**Name and Address of Taxpayer:**  
Navdeep Kalsi and Sheila Chavda  
1339 North Dearborn Street, Unit 12B  
Chicago, IL 60610

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 12B IN 1339 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: SUB-LOT 5 IN ASSESSOR'S DIVISION OF LOT 8 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 25 FEET OF THE WEST 139.29 FEET (EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC ALLEY AND ALSO EXCEPT THE 2 FEET LYING NORTH OF AND ADJOINING SAID ALLEY DEDICATED TO KATHERINE P. ISHAM) OF LOT 7 OF BRONSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

PARCEL 3: SUB-LOT 6 IN ASSESSOR'S DIVISION OF LOT 8 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE NORTH 25 FEET OF LOT 7 OF BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE AND ITS NORTHERLY EXTENSION OF PUBLIC ALLEY DEDICATED BY DOCUMENT 132784 RECORDED MAY 2, 1877 NOW VACATED AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 IN ASSESSOR'S DIVISION OF LOT 8 OF BRONSON'S ADDITION TO CHICAGO AFORESAID, EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART DEDICATED BY SAID DOCUMENT 132784, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE PUBLIC ALLEY DEDICATED BY DOCUMENT 132784 (NOW VACATED) LYING NORTH OF THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 7 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25383595 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-04-218-043-1082

Property Address: 1339 North Dearborn Street Unit 12B, Chicago, Illinois 60610