

UNOFFICIAL COPY

708564 2/3
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1530049117 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2015 09:19 AM Pg: 1 of 3

Dec ID 20150901623267
ST/CO Stamp 0-266-985-344 ST Tax \$695.00 CO Tax \$347.50
City Stamp 0-455-950-208 City Tax: \$7,297.50

Mail to:

SPINA MCGUIRE → OKAZ PC
7100 W NORTH AVE
EDMUNDS PARK IL 60627

Name & Address of Taxpayer:

VIKAS Y DESAI

1645 N WINCHESTER AVE UNIT 2
CHICAGO, IL 60622

(Space for Recorder's Use)

THE GRANTOR(S), TIMOTHY F DROVER, MARRIED TO TAINA VELAZQUEZ-DROVER

of the CITY of CHICAGO, County of CHICAGO State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), VIKAS Y DESAI

* Yajesh
(Grantee's Address) 1645 N WINCHESTER AVE UNIT 2, CHICAGO, IL 60622

of the CITY of CHICAGO, County of CHICAGO State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of CHICAGO, in the State of Illinois to wit:

PARCEL 1:

UNIT 2 IN THE 1645 N. WINCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 67 IN BLOCK 36 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010297977 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND P-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010297977.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 14-31-425-059-1002

Property Address: 1645 N WINCHESTER AVE UNIT 2, CHICAGO, IL 60622

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Dated this 31st day of AUGUST, 2015

(Seal)

(Seal)

Taina Velazquez-Drover
TAINA VELAZQUEZ-DROVER

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF CHICAGO)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **TIMOTHY F DROVER, MARRIED TO TAINA VELAZQUEZ-DROVER**

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 31st day of August, 2015

(Seal)



Caroline Cetner
My commission expires 7/17/16

Notary Public

CHICAGO COUNTY ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO IL 60618

or
Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.
Date:

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Dated this 8th day of September, 2015

(Seal)

Timothy F Drover by Ashlynn [Signature]
TIMOTHY F DROVER Notary Public

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
COUNTY OF CHICAGO)

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TIMOTHY F DROVER, MARRIED TO TAINA VELAZQUEZ-DROVER

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Given under my hand and notarial seal this 8th day of September, 2015.

[Signature]
Notary Public

(Seal)



My commission expires: 2/7/18

CHICAGO COUNTY / ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).