

UNOFFICIAL COPY

Doc#: 1607708032 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2016 09:04 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20160301675872
ST/CO Stamp 0-756-696-640 ST Tax \$490.00 CO Tax \$245.00
City Stamp 0-992-323-136 City Tax: \$5,145.00

Above Space for Recorder's Use Only

1012
MM
16ST00814LV
CT

THE GRANTOR(s), Pankaj Gujral and Surbhi Gujral, as husband and wife, tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, 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 David Page, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *(See page 2 for legal description attached here to and made part here of)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 7-04-445-017-1208

Address(es) of Real Estate: 849 N. Franklin Ave. Unit 1217, Chicago, Illinois 60610

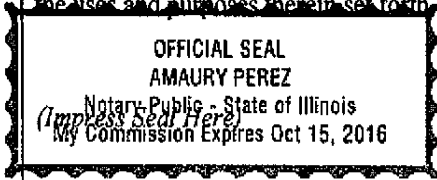
The date of this deed of conveyance is March 4, 2016.

Pankaj
(SEAL) Pankaj Gujral

(SEAL)

Surbhi
(SEAL) Surbhi Gujral

State of ILLINOIS, County of COOK ss. I, Amury Perez the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pankaj Gujral and Surbhi Gujral personally known to me to be the same person(s) whose name(s) is(are) 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 official seal on March 4, 2016.

(My Commission Expires 10-15-2016)

[Signature]
Notary Public

Chicago Title

UNOFFICIAL COPY**EXHIBIT A – Legal Description****Parcel 1:**

Unit number 1217 in the Parc Chestnut Condominium, as delineated on a Survey of the following described tract of land:

Sub-Parcel 1:

Lots 10 to 18 in Storr's Subdivision of Block 30 in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Sub-Parcel 2:

The West 26 feet of Lot 3, all of Lots 4 to 10 and the West 26 feet of Lot 11 on the Subdivision of Block 31 in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Sub-Parcel 3:

All of the North-South 10 foot wide vacated alley lying west of and adjoining the West Line of Lots 4 and 10 and said West Line of Lot 4 produced North 18 feet and lying east of and adjoining the East Line of Lots 5 to 9 also all of the East-West 18 foot wide vacated alley lying South of and adjoining the South line of Lot 10, lying North of and adjoining the North Line of Lot 4 and lying West of and adjoining the West Line of the East 18 feet of said Lot 4 produced North 18 feet all in the Subdivision of Block 31 in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North Range 14, east of the third principal Meridian, in Cook County, Illinois.

Sub-Parcel 4:

All of the East-West 18 foot Wide vacated alley lying South of the South Line of Lots 10 and the West 26 feet of Lot 11, lying North of the North Line of Lot 4 and the West 26 feet of Lot 3, lying West of a line extending North from the Northeast corner of the West 26 feet of said Lot 3 to the Southeast corner of the West 26 feet of said Lot 11 and lying East of the Northerly extension of the West Line of the West 18 feet of Lot 4, all in Johnston, Roberts and Storr's Addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which survey is attached as exhibit "C" to the Declaration of Condominium recorded as document number 0613910107, as amended; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

The exclusive right to the use of Garage Space 15, a limited common element, as delineated and defined in the Declaration of Condominium aforesaid.

Permanent Index No. 17-04-445-017-1208

This instrument was prepared by:

Gartner Law Offices, Inc.
401 N. Michigan Ave., Suite 1200
Chicago, IL 60611

Send subsequent tax bills to:

David Page
849 N. Franklin Ave. Unit 1217
Chicago, IL 60610

Recorder-mail recorded document to:

Dean J. Lurie
215 W. Washington. Ste. 3102
Chicago, Illinois 60606