

UNOFFICIAL COPY

This Warranty Deed made and executed this January 23, 2015 by Ashish S. Chogle and Shilpa P. Diwan, a married couple hereinafter called the grantors, to Econix, L.L.C., whose address is 19W121 Avenue Chateaux N., Oak Brook, IL 60523, hereinafter called the grantee.

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Cook County, Illinois, viz:

UNITS 1306 AND 7-142 IN PARK PLACE TOWER 1, AC ONDOMINIUM AS DELINEATED ON PLAT OF SURVEY WHICH IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE TO THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Grantors hereby warrant that property herein described is not now nor has it ever been homestead property nor contiguous thereto.


Together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever, and that said land is free from all encumbrances, except, taxes accruing subsequent to December 31, 2005, easements, restrictions, and reservations of record.

Property Address: 655 W. Irving Park Rd., Unit 1306, Chicago, IL 60613
PIN: 14-21-101-054-1942 & 14-21-101-054-1176

Exempt under provisions of paragraph E, section 4, Real Estate Transfer Act.


Robert Mondo, Esq.
Attorney for Grantor

City of Chicago
Dept. of Finance
685971



Real Estate
Transfer
Stamp

\$0.00

4/16/2015 13.04
dr00347

Rivisto

Batch 9,714,356



1607716022D

Doc#: 1607716022 Fee: \$44.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/17/2016 11:04 AM Pg: 1 of 3

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SC
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In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

Witness:

Q L H / M
Witness #1

[Signature]
Ashish S. Chogle, Grantor

Q L H / M
Witness #2

[Signature]
Shilpa P. Diwan, Grantor

State of Illinois)
County of DuPage) ss.



On this date 4/17, 20 15, personally appeared before me, a notary public, Ashish S. Chogle, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

3/30/18
My commission expires

Lisa M. Mondo
Notary Public

State of Illinois)
County of DuPage) ss.



On this date 4/17, 20 15, personally appeared before me, a notary public, Shilpa P. Diwan, personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

3/30/18
My commission expires

Lisa M. Mondo
Notary Public

Send Future Tax Bills to:
Econix, LLC
882 Hayes
Irvine, CA 92620

Send Filed Deed to:
Robert Mondo
P.O. Box 72668
Roselle, IL 60172

Document Prepared by:
Robert Mondo, Esq
P.O. Box 72668
Roselle, IL 60172

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STATEMENT BY GRANTOR AND GRANTEE

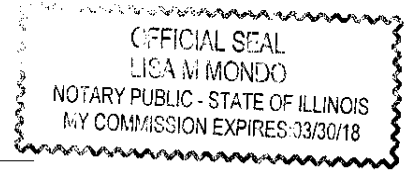
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/17, 20 15 Signature: *Ashish S. Chogle*

Subscribed and sworn to before me by the said Ashish S. Chogle Grantor

this 17 day of April, 20 15.

NOTARY PUBLIC Lisa M. Mondo



The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 4/17, 20 15 Signature: *Ashish S. Chogle*

Subscribed and sworn to before me by the said Ashish S. Chogle Grantee

this 17 day of April, 20 15.

NOTARY PUBLIC Lisa M. Mondo



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)