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Doc#: 1610904063 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2016 03:36 PM Pg: 1 of 2

07870569501870
160209501870

PREPARED BY:
Steven K. Norgaard
493 Duane Street, #400
Glen Ellyn, IL 60137

MAIL TAX BILL TO:
Pradhan Bhat and Uday Bhat
565 W. Quincy Street, Unit #1716
Chicago, IL 60661

MAIL RECORDED DEED TO:
Niko Marneris
10661 S. Roberts, Suite 107
Palos Hills, IL 60465

1/1

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Stephen Yoskowitz, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Pradhan Bhat and Uday Bhat as joint tenants, of 1736 Orvieto Drive, Roseville, California 95661, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1:

Unit 1716, together with the exclusive right to use Storage Locker SL-1716, a limited common element, in the 565 W. Quincy Condominium, as delineated and defined on the Plat of Survey of part of the following described real estate:
The West 10 inches of Lot 15 and all of Lots 16, 17, 18, 19, 20 and 21 in the Subdivision of Block 46 of School Section Addition to Chicago, in Section 16, Township 39 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 December 23, 2008 as Document Number 0835831047, and amended by that certain First Amendment dated February 20, 2009 and recorded February 24, 2009 as Document Number 0905531047, as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions, and Reciprocal Easement for 565 W. Quincy Street, Chicago, Illinois dated April 9, 2009 and recorded April 14, 2009 as Document Number 0910444041, as more particularly described and defined therein, as amended from time to time.

Permanent Index Number(s): 17-16-113-015-1223
Property Address: 565 W. Quincy Street, Unit #1716, Chicago, IL 60661

Subject, however, to the general taxes for the year of 2015 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

REAL ESTATE TRANSFER TAX		08-Apr-2016
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00 *

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* Total does not include any applicable penalty or interest due.

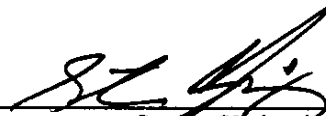
REAL ESTATE TRANSFER TAX		08-Apr-2016
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00

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SC 9/20/15
INT 1/2/16

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Dated this 18th day of March, 2016

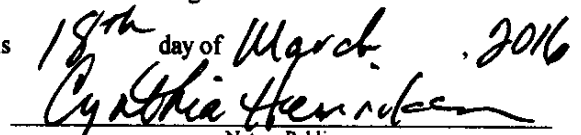


Stephen Yoskowitz

STATE OF Florida)
COUNTY OF Palm Beach) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stephen Yoskowitz, 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 notarial seal, this 18th day of March, 2016



Notary Public

My commission expires: 10/6/2017



CYNTHIA HENRIKSEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF000348
Expires 10/6/2017

Property of Cook County Clerk's Office