- 31035

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WARRANTY DEED
Illinois Statutory

mail To

Proper Title, LLC 180 N. Lasalle Ste. 1920 Chicago, IL 60601

PT16-31035

Doc#: 1613449130 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/13/2016 03:16 PM Pg: 1 of 3

THE GRANTOR, Ravi Badlani, an unmarried person, for and in consideration of TEN DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to GRANTEE

Andrew Cramer,

in fee simple, the following real estate located in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 17-17-2 1-051-1140 & 17-17-211-051-1329

Property Address:

1040 W. A 1a ns St. Units 346 & P-065, Chicago, IL 60607

SUBJECT TO: Covenants, conditions, and restrictions of record, and to General Taxes for the 2nd Installment of 2015 and subsequent years. Herely releasing and waiving all rights under and by virtue of the Illinois Homestead Exemption Laws of the State of Illinois.

Dated this <u>3</u> day of May, 2016.

Ravi Badlani

STATE OF WILE)

COUNTY OF (UIL)

I, the undersigned, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that Ravi Badlani, 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 s/he signed, sealed and delivered said instrument as his/her 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 notary seal, this _____ day of May, 2016.

Notary Public

"OFFICIAL SEAL"
TRACY BERDELLE
Notary Public, State of Illinois
My Commission Extres 08-20-2019

This Instrument Drafted By: Fogarty & Fugate LLC, 1406 W. Chicago Avc., Chicago, IL 60642

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LEGAL DESCRIPTION:

PARCEL 1: UNIT 346 AND P-065, IN NO. TEN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN THE ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO MAP RECORDED JULY 31, 1858 IN BOOK 143 OF MAPS, PAGE 85, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 60 FEET OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 234 FEET OF THE EAST 189 FEET OF THE TWO TRACTS OF LAND KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION TO CHICAGO AND BLOCK 13 IN CANAL TRUSTEF'S' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 7 IN THE SUBDIVISION OF LOT 7 AND 5 FEET EAST AND ADJOINING IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES SUBDIVISION, RECORDED AS EQUIMENT NUMBER 418347, AND ALL OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 7 AND WEST OF THE WEST LINE OF LOT 5, EXIZNDED SOUTH; ALSO THE TRIANGULAR PORTION OF SAID ALLEY AT THE NOTATIWEST CORNER OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605245107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

MAIL TAX BILLS TO:

Wepplerlaw Group, UC

121 W. Church St.

Liberty ville, Il Gooth

Chicago, Il 60607

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10-May-2016 3,225.00 1,299.00 4,515.00 1-611-433-456 Total does not include any applicable penalty or interest due. 17-17-211-051-1140 | 20160501699828 CTA: CHICAGO TOTAL: REAL ESTATE TRANSFER TAX

COUNTY: 215.
COUNTY: 215.
COUNTY: 215.
ILLINOIS: 430.00
17-17-211-051-1140 | 20100501699828 | 0-726-626-624