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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1613450069 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2016 10:03 AM Pg: 1 of 3

Dec ID 20160501600724
ST/CO Stamp 1-630-236-992 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-054-044-480 City Tax: \$3,675.00

Chicago Title 76 PST/14020 C2 (1062)

THE GRANTOR(S), Raj Shah and Jade Pagkas-Bather, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Andrew James Simkins, a married man, (GRANTEE'S ADDRESS) 3161 Pine Grove, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

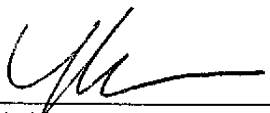
SEE LEGAL DESCRIPTION ATTACHE HERETO AS EXHIBIT "A"

SUBJECT TO: covenants, conditions and restrictions of record, party wall rights and agreements, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), terms, conditions and restrictions of the Declaration of Condominium and provisions of the Illinois Condominium Property Act

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

Permanent Real Estate Index Number(s): 13-25-408-034-1008
Address(es) of Real Estate: 2636 N. Fairfield Ave, #34 Chicago, Illinois 60647

Dated this 9th day of MAY, 2016


Raj Shah

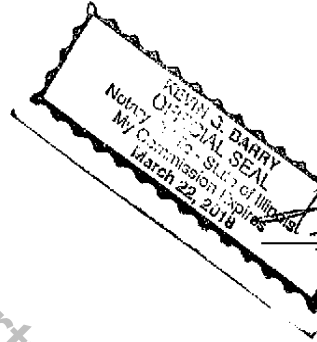

Jade Pagkas-Bather

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Raj Shah and Jade Pagkas-Bather, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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, this 9th day of MAY, 2016



Kevin G. Barry (Notary Public)

Prepared By: Kevin G. Barry
24 Steeplechase Drive
Hawthorn Woods, Illinois 60047

Mail To:
Bradford Miller
134 N. LaSalle Street, #1040
Chicago, Illinois 60602

Name & Address of Taxpayer:
Andrew James Simkins
2636 N. Fairfield, #3
Chicago, Illinois 60647

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EXHIBIT "A"

Legal Description

Parcel 1: Unit Number 2636-3 in the 2636 N. Fairfield Condominium, as delineated on a survey of the following described tract of land:

Lots 5 and 6 in Block 2 in Harriet Fairlin's Subdivision of the West 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as document number 00535584; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-6 and S-8, limited common elements, as delineated in the survey attached to the aforesaid Declaration of Condominium.

Commonly known as 2636 N. Fairfield
Unit #3
Chicago, Illinois

P.I.N. 13-25-408-034-1008