

# UNOFFICIAL COPY

## WARRANTY DEED

Individual

ILLINOIS

Doc#: 1613822156 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/17/2016 01:36 PM Pg: 1 of 2

Dec ID 20160501604781  
ST/CO Stamp 0-229-550-400 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 0-960-448-832 City Tax: \$3,255.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Kevin Halleran, an unmarried person, and not a party to a civil union, of the Village of Tinley Park, 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 RAHUL MADAN, of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(Legal Description attached)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

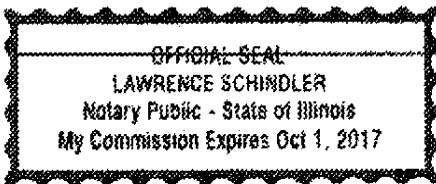
SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments; the Condominium Declaration and By-Laws;

Permanent Real Estate Index Number(s): 17-04-302-017-1056  
Address(es) of Real Estate: 659 W. Division St. Unit B, Chicago, IL 60610

The date of this deed of conveyance is May 16, 2016

*Kevin Halleran*

Kevin Halleran



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Halleran, an Unmarried Person and not a party to a civil union, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*  
*(My Commission Expires 10/01/17)*

Given under my hand and official seal May 16, 2016

*Lawrence Schindler*  
Notary Public

**PROPERTY NATIONAL TITLE** OC 16012407  
1002

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:  
 659 W. Division St. Unit B, Chicago, IL 60610  
 PIN: 17-04-302-055-1056

PARCEL 1: UNIT 7B IN THE OLD TOWN VILLAGE WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE OLD TOWN VILLAGE WEST SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0326510031, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING FOR UNIT 7B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0326510031.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE COMMON EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0326132110.

**REAL ESTATE TRANSFER TAX** 17-May-2016

CHICAGO: 2,325.00  
 CTA: 930.00  
 TOTAL: 3,255.00

17-04-302-055-1056 | 20160501804781 | 0-960-448-832

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

**REAL ESTATE TRANSFER TAX** 17-May-2016

COUNTY: 155.00  
 ILLINOIS: 310.00  
 TOTAL: 465.00

17-04-302-055-1055 | 20160501804781 | 0-228-550-400

This instrument was prepared by:  
 Lawrence Schindler  
 Law Offices of  
 Lawrence Schindler, Ltd.  
 10001 S. Roberts Rd.  
 Palos Hills, IL 60565

Send subsequent tax bills to:  
 Rahul Madan  
 659 W. Division St. Unit B  
 Chicago, IL 60610

Recorder-mail recorded document to:  
 Elizabeth A. Rodriguez  
 Rodriguez Law Offices  
 364 Pennsylvania Ave, Ste 1-W  
 Glen Ellyn, IL 60137