

UNOFFICIAL COPY

WARRANTY DEED

Mail to:

Ms. Deanna Ryan
Ryan Law Group, Ltd.
1121 West Wrightwood
Chicago, Illinois 60614



Doc#: 1616110124 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2016 12:38 PM Pg: 1 of 2

Name and Address of Taxpayer:

Rishi Gupta & Swapnil Tiwari
1243 W. Rosemont, Unit #3W
Chicago, Illinois 60660

1616110124 DP CT RP

THE GRANTORS, Samuel E. Smith and Jody N. Koizumi, of the State of Illinois, for and in consideration of TEN and No/100's DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Rishi Gupta and Swapnil Tiwari, TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenant in Common but as Tenants by the Entirety forever, the following described Real Estate situated in the County of Cook in the State of Illinois :

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: (a) general taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any.

PERMANENT REAL ESTATE INDEX NUMBER: 14-05-114-035-1022
14-05-114-035-1023

ADDRESS OF REAL ESTATE: 12 43 W. Rosemont, Unit # 3W & P-3, Chicago, Illinois 60660

Dated this 28 day of May, 2016

Samuel E. Smith
Samuel E. Smith

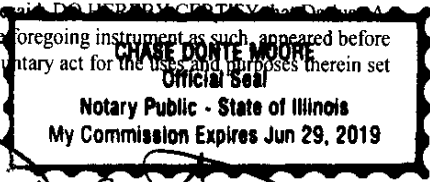
Jody N. Koizumi
Jody N. Koizumi

STATE OF ILLINOIS }
COUNTY OF Cook } SS.

I, CHASE DONTE MOORE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samuel E. Smith and Beata Czarkowska-Zero, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that they signed and delivered the said instrument on their own free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right to homestead.

S
P
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SC
INT

GIVEN under my hand and notarial seal this 28th day of May, 2016.



Chase Donte Moore
Notary Public
Commission Expires: June 29, 2019

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WARRANTY DEED

LEGAL DESCRIPTION


UNIT NUMBER 1243-3W & P-3 IN THE ROSEMONT SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13 AND 14 BLOCK 2 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030432060; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.



PERMANENT REAL ESTATE INDEX NUMBER: 14-05-114-035-1022 & 14-05-114-035-1025

ADDRESS OF REAL ESTATE: 1243 W. Rosemont, Unit # #W & P-3, Chicago, IL 60634

REAL ESTATE TRANSFER TAX		08-Jun-2016
	CHICAGO:	2,587.50
	CTA:	1,035.00
	TOTAL:	3,622.50 *

14-05-114-035-1022 | 20160501611555 | 1-398-818-112

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

REAL ESTATE TRANSFER TAX		08-Jun-2016
	COUNTY:	172.50
	ILLINOIS:	345.00
	TOTAL:	517.50

14-05-114-035-1022 | 20160501611555 | 1-185-908-032

Mail Subsequent:

Rishi Gupta and Swapnil Tiwari

Tax Bills to:

1243 W. Rosemont, Unit # 3W, Chicago, IL 60660