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AMERICAN LEGAL FORMS, CHICAGO, IL (312) 332-1922

WARRANTY DEED
Individual
(ILLINOIS)
(Individual to Individual)

Doc#: 1620404068 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/22/2016 03:02 PM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

JOSEPH T. WALSH, JR, and
KAREN A. HEATON-WALSH,
husband and wife
1310 Washington Street
Evanston, IL 60202

For and in consideration of ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

INDU GUPTA, a married woman, 1550 Cambridge Avenue, Flossmoor, IL 60422

(NAMES AND ADDRESS OF GRANTEE(S))

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY INDEX NUMBER: 17-16-203 627-1135

Address of Real Estate: 233 E. Erie Street, Unit 2205, Chicago, IL 60611

FIDELITY NATIONAL TITLE SC16009809

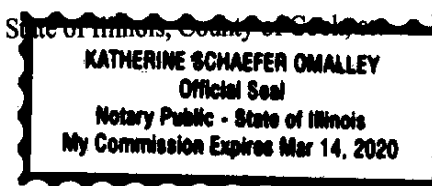
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for second 2015 and subsequent years and covenants and restrictions of record, building lines and easements, if any, terms, provisions, covenants and conditions of the Declaration of Condominium / Covenants, Conditions, and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium / Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act, including assessments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium / Covenants, Conditions and Restrictions.

DATED this 13th day of June, 2016:

Signature of Joseph T. Walsh, Jr. (SEAL)
JOSEPH T. WALSH, JR.

Signature of Karen A. Heaton-Walsh (SEAL)
KAREN A. HEATON-WALSH



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, JOSEPH T. WALSH, JR. and KAREN A. HEATON-WALSH, husband and wife, are personally known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 13th day of June, 2016:

Signature of Notary Public
NOTARY PUBLIC

This instrument was prepared by: Katherine S. O'Malley, Attorney at Law, 1528 Lincoln Street, Evanston, IL 60201

MAIL TO:
Mr. James W. Newton
Attorney at Law
P. O. Box 670
LaGrange, IL 60525

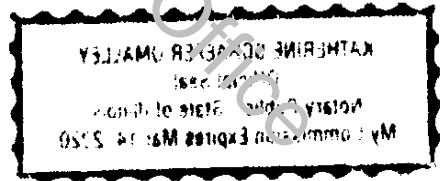
BOX 15

Send Tax Bills to: Indu Gupta
233 E. Erie Street, Unit 2205
Chicago, IL 60611

Handwritten vertical text: S Y, P 3, S N, SC Y, INT

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX 14-Jun-2016



CHICAGO:	1,507.50
CTA:	603.00
TOTAL:	2,110.50 *

17-10-203-027-1135 | 20160601617860 | 1-693-803-840

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

REAL ESTATE TRANSFER TAX 14-Jun-2016



COUNTY:	100.50
ILLINOIS:	201.00
TOTAL:	301.50

17-10-203-027-1135 | 20160601617860 | 1-069-376-832

BOX 12

17-10-203-027-1135

UNOFFICIAL COPY**EXHIBIT "A"**
Legal Description

PARCEL 1: UNIT NUMBER 2205 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 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 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

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ALTA Commitment (06/17/2006)

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