

# UNOFFICIAL COPY



Doc#: 1621745046 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/04/2016 12:57 PM Pg: 1 of 5

## Warranty Deed Illinois Statutory

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

713098 (1 of 2)

THE GRANTOR(S), Nitish Kanabar and Pinal Kanabar, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Akshay Chandu and Namrata Shenoy, married,  
as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit,:

SEE ATTACHED LEGAL DESCRIPTION

**SUBJECT TO:** covenants, conditions and restrictions of record provided they do not interfere with nor restrict the use of the Property as a residential condominium, public and utility easements, general real estate taxes not yet due and payable at the time of Closing.

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): 14-20-105-044-1003  
Address(es) of Real Estate: 3835 N. Ashland, Unit 1N, Chicago, Illinois 60613

Dated this 27 day of June, 2016

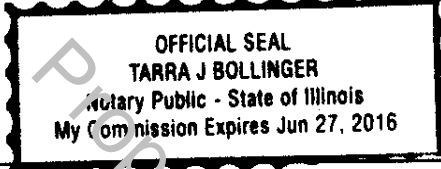
Nitish Kanabar

Pinal Kanabar

S Y  
P 5  
S N  
SC Y  
INT 17

**UNOFFICIAL COPY**STATE OF Illinois, COUNTY OF COOK ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nitish Kanabar and Pinal Kanabar 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 27 day of June, 2016

Tarra J. Bollinger (Notary Public)

**Prepared By:** Lisa M. Raimondi  
Raimondi Law Group, Ltd.  
15774 S. LaGrange Road, #161  
Orland Park, Illinois 60462

**Mail To:**

Simon Edelstein  
939 W GRACE  
Chicago IL 60613

**Name & Address of Taxpayer:**

AKSHAY CHANDU  
3835 N ASHBAND # 1N  
Chicago IL 60613

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT 1N IN THE MENNING CONDOMINIUM OF LAKEVIEW AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 (EXCEPT THAT PART OF LOT 19 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH WEST LINE OF SAID SECTION 20 TAKEN FOR STREET) IN BLOCK 6 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99269108, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-1N AND P-1N2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99269108.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

15-Jul-2016



**CHICAGO:** 3,513.75

**CTA:** 1,405.50

**TOTAL:** 4,919.25 \*

14-20-105-044-1003 | 20160601624474 | 1-237-212-480

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

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

15-Jul-2016



<b>COUNTY:</b>	234.25
<b>ILLINOIS:</b>	468.50
<b>TOTAL:</b>	702.75

14-20-105-044-1003

| 20160601624474 |

0-253-336-896