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Warranty DEED
ILLINOIS STATUTORY

Doc#: 1622356028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/10/2016 10:06 AM Pg: 1 of 3

NORTH AMERICAN
TITLE COMPANY

16-202785

NATC 262785

THE GRANTOR(S), Choudhary Rayani and Sujana Rayani, as husband and wife, not in tenancy in common but in joint tenancy, of the City of Gallipolis, County of Gallia, State of Ohio for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Charles O'Brien, (GRANTEE'S ADDRESS: 3902 Lori Dr. #6, Erlanger, KY 41018) of the County of Kenton, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit A

*J

SUBJECT TO:

Covenants, conditions and restrictions of record, public and utility easements; general taxes for the year 2015 2nd installment and subsequent years

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): 17-10-309-015-1114 and 17-10-309-015-1680
Address(es) of Real Estate: 130 N. Garland CT #1812, Chicago, IL 60602

Dated this 19th day of July, 2016

Choudhary Rayani
Choudhary Rayani

Sujana Rayani
Sujana Rayani

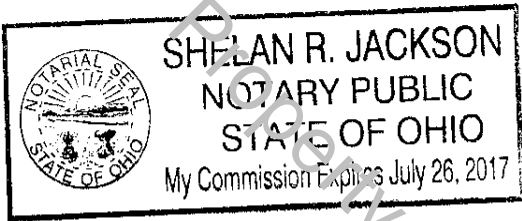
3

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STATE OF ILLINOIS, Ohio
 COUNTY OF COOK, SS.
 Gallia

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Choudhary Rayani and Sujana Rayani, 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.

Given under my hand and official seal, this 19 day of July, 2016



Shelan R. Jackson (Notary Public)

Prepared By:
 Colyer Law Group, P.C.
 Danielle E. Colyer
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Mail To:

John Ciprian
Reed/Ciprian/Magnone, LLC
8501 W. Higgins Rd. Suite 440
Chicago, IL 60631

REAL ESTATE TRANSFER TAX

08-Aug-2016



COUNTY:	242.50
ILLINOIS:	485.00
TOTAL:	727.50

17-10-309-015-1114 | 20160801639446 | 2-036-732-736

Name & Address of Taxpayer:

Charles J O'Brien
130 W. Garland Ct. #1812
Chicago, IL 60602

REAL ESTATE TRANSFER TAX

08-Aug-2016



CHICAGO:	3,637.50
CTA:	1,455.00
TOTAL:	5,092.50 *

17-10-309-015-1114 | 20160801639446 | 0-463-250-240

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

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15826-16-262785-IL

Property Address: 130 N. Garland Court, Unit 1812, Chicago, IL 60602

Parcel ID: 17-10-309-015-1114 and 17-10-309-015-1680

PARCEL 1:

UNIT 1812 AND PARKING SPACE UNIT 7-71, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S808-30 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 6, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL), IN COOK COUNTY, ILLINOIS.