

# UNOFFICIAL COPY

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Doc#: 1622956021 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/16/2016 09:27 AM Pg: 1 of 3

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

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20160701628279  
ST/CO Stamp 1-768-629-056 ST Tax \$870.00 CO Tax \$435.00  
City Stamp 1-664-131-904 City Tax: \$9,135.00

### MAIL TO:

Aaron Minkus  
203 N. LaSalle, #2104  
Chicago, IL 60601

### NAME & ADDRESS OF TAXPAYER

Vishal Shah and Anjali Patel  
720 W. Randolph Street, Unit PH-1  
Chicago, IL 60661

THE GRANTOR, Sagar Sheth, an individual, residing at 449 W. Hobbie Street, City of Chicago, 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 Vishal Shah and Anjali Patel, a married couple, of 1322 S. Prairie Avenue, Unit 302, Chicago, Illinois 60605, as tenants by the entirety, and not as joint tenants or tenants in common, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

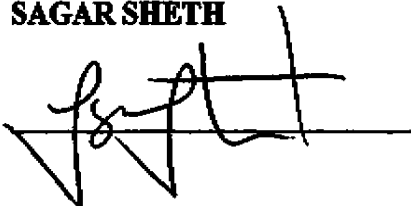
Permanent Index Number(s): 17-09-319-027-1140; 17-09-319-027-1057; 17-09-319-027-1083

Commonly Known As: 720 W. Randolph Street, Unit PH-1, Parking Spaces P-8 and P-34,  
Chicago, IL 60661

Dated this 19 day of July, 2016

GRANTOR

SAGAR SHETH



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STATE OF ILLINOIS        }  
  }ss.  
COUNTY OF COOK        }

I, the undersigned, Jaime Herrera, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sagar Sheth, 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 sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19<sup>th</sup> day of July, 2016.



SEAL:  
Jaime Herrera  
Notary Public

My Commission expires on sep 19, 2017

Prepared by:  
Bush Chawla Mohindra & Ravani, P.C.  
Attn: Animesh K. Ravani, Esq.  
1700 W. Cortland, Suite 201  
Chicago, IL 60622

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## EXHIBIT A

### PARCEL ONE:

UNIT PH-1 AND PARKING SPACE UNITS P-8 AND P-34, IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25, AND THE WEST 1.16 FEET OF LOT 26, IN BLOCK 65, IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 0317131090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL TWO:

EASEMENT IN FAVOR OF PARCEL ONE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY 720-726 RANDOLPH ASSOCIATES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY DATED JUNE 11, 2003 AND RECORDED JUNE 20, 2003 AS DOCUMENT NUMBER 0317131089 FOR ALL PURPOSES SET FORTH IN ARTICLE 3 THEREIN, OVER, ON, ACROSS, AND THROUGH THE "COMMERCIAL PROPERTY", AS DEFINED THEREIN.

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