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WARRANTY DEED (Illinois)

Doc#: 1622917058 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2016 10:01 AM Pg: 1 of 2

THIS DEED is made as of the 19 day of
JULY, 2016, by and
between

JOHN BRADBURN and ASHLEY
BRADBURN, husband and wife

("Grantor," whether one or more),

and

VJAY SHAH AND KAMNI SHAH

("Grantee," whether one or more).

CITYWIDE
TITLE CORPORATION
850 W JACKSON BLVD., SUITE 320
CHICAGO, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

UNIT 2 AND UNITS P-1 AND P-4 IN THE 3228 NORTH SHEFFIELD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: LOT 36 IN BLOCKS IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATIONS OF CONDOMINIUM, AS MAY BE AMENDED FROM TIME TO TIME, RECORDED JUNE 14, 2007 AS DOCUMENT NUMBER 0416618147, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3228 N SHEFFIELD AVE., UNIT #2, CHICAGO, IL 60657

PARCEL INDEX NUMBER (PIN): 14-20-424-048-1002 / 1005 / 1008 (VOL: 485)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such

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exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

COMMONLY KNOWN AS: 3228 N SHEFFIELD AVE., UNIT #2, CHICAGO, IL, 60657

PARCEL INDEX NUMBER (PIN): 14-20-424-048-1002 / 1005 / 1008 (VOL: 485)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 19 day of JULY, 2016.

John Bradburn
JOHN BRADBURN

Ashley Bradburn
ASHLEY BRADBURN

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

1111

MAIL TO:
SEND SUBSEQUENT TAX BILLS TO:
VIJAY SHAH
KAMINI SHAH
2436 Fawn Lake Cir.
Naperville, IL 60564

OR

RECORDER'S OFFICE BOX NO. _____

State of IL)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOHN BRADBURN and ASHLEY BRADBURN, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

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

[Signature]
Notary Public _____

My Commission Expires: 6.19.20

