

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 1625239061 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2016 10:28 AM Pg: 1 of 3

RETURN TO: ANAR MASHRUWALA  
1201 W. ADAMS ST. #605  
CHICAGO, IL 60607

Dec ID 20160801645725  
ST/CO Stamp 1-149-856-576 ST Tax \$449.00 CO Tax \$224.50  
City Stamp 0-437-939-008 City Tax: \$4,714.50

SEND TAX BILLS TO:

Anar Mashruwala  
1201 W. Adams Street, Unit 605 P-33  
Chicago, Illinois 60607

THE GRANTOR(S), Aniz Ruda and Tohfa Manji Ruda, husband and wife, of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Anar Mashruwala, INDIVIDUALLY.

Strike Inapplicable:

- a) As Tenants in Common
- b) Not in Tenancy in Common, but in Joint Tenancy
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.
- d) As an Individual

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 17-17-113-116-1031 and 17-17-113-116-1111

PROPERTY ADDRESS: 1201 W. Adams Street, Unit 605, Chicago, Illinois 60607

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

Dated this 26 day of August, 2016.

[Signature] (SEAL)  
Aniz Ruda

[Signature] (SEAL)  
Tohfa Manji Ruda

Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 129  
Schaumburg, IL 60173

Bu 16-29030

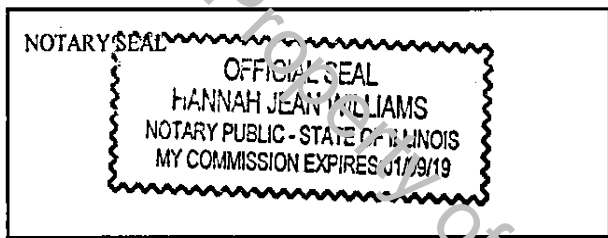
Property of Cook County Clerk's Office

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STATE OF ILLINOIS } ss.  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Aniz Ruda and Tohfa Manji Ruda**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 notarial seal, this 20 day of August, 2016.



Hannah Williams  
NOTARY PUBLIC


My commission expires on Jan 9, 2019

NAME and ADDRESS OF PREPARER:  
**Law Office of Jason M. Chmielewski, P.C.**  
**10 South LaSalle Street, Suite 3500**  
**Chicago, Illinois 60603**  
**(312) 332-5020**

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT



DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		30-Aug-2016
	CHICAGO:	3,357.50
	CTA:	1,217.00
	TOTAL:	4,714.50 *

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

REAL ESTATE TRANSFER TAX		30-Aug-2016
	COUNTY:	224.50
	ILLINOIS:	449.00
	TOTAL:	673.50

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**LEGAL DESCRIPTION:**

UNIT 605 AND P-33 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKERS SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 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 0020240583, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**NOTE FOR INFORMATIONAL PURPOSES ONLY:**

Commonly known as: 1251 W. Adams Street, Unit 605, Chicago, IL 60607

Property of Cook County Clerk's Office