

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 2737449



1626504019

Doc#: 1626504019 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2016 10:59 AM Pg: 1 of 2

WARRANTY DEED

THE GRANTORS, Sanjay N. Rao and Ruta D. Rao, husband and wife, in consideration of ten dollars lawful money of the United States, CONVEYS and WARRANTS to the GRANTEES, Ryan F. McHale and Jennifer W. Mui-McHale, as tenants by the entirety with rights of survivorship, of 1447 South Clark Street, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

The East 35.33 feet of the West 70.66 feet of the South 65.50 feet of that part of Block 7 lying of a line drawn perpendicular to the West line thereof through a point therein 456.25 feet North of the Southwest corner thereof, all in Dearborn Park Unit 2, being a resubdivision of sundry lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

A non exclusive easement of Lot 34, in Dearborn Prairie Townhomes of part of Block 7 in Dearborn Park Unit No. 2, being a resubdivision of sundry lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, for ingress and egress, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Grantor's homestead property.

This deed is subject to any covenants, conditions, and restrictions of public record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2016 and subsequent years.

Permanent Index Numbers: 17-21-211-046-0000

Address of Real Estate: 1426 South Federal, Unit E, Chicago
Chicago, IL 60605

SPS
INTL

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IN WITNESS WHEREOF, the party of the grantor has duly executed this deed the day and year above written on September 1, 2016.

Sanjay N. Rao

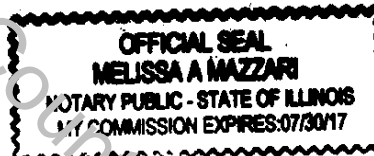
Ruta D. Rao

STATE OF ILLINOIS)
COUNTY OF COOK)

I, a Notary Public, in and for said county and state, do hereby certify that Sanjay N. Rao and Ruta D. Rao personally appeared before me and presented of photo identification, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal,
This 7th day of August, 2016
My commission expires

7/30/17
Notary Public



This instrument prepared by:

Robert Patterson Cross IV
1207 North Dearborn Parkway
Chicago, Illinois 60610

Send property tax bills and mail this instrument to:

Ryan F. McHale and Jennifer W. Mui-McHale
1426 South Federal Unit E
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		07-Sep-2016
	CHICAGO:	6,243.75
	CTA:	2,497.50
	TOTAL:	8,741.25 *
17-21-211-046-0000 20160901653534 0-568-847-168		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Sep-2016
	COUNTY:	416.25
	ILLINOIS:	832.50
	TOTAL:	1,248.75
17-21-211-046-0000 20160901653534 0-593-734-464		