

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 1626656000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2016 08:46 AM Pg: 1 of 3

NORTH AMERICAN
TITLE COMPANY

6-261900

Above Space for Recorder's Use Only

THE GRANTORS, PRAVEEN KANNAN AND JENNIFER PRAVEEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY for and in consideration of (\$10.00) Ten Dollars, in hand paid, CONVEY and WARRANT to JOSIUA PALKA, a single man, of Barrington Hills, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED.

Permanent Index Numbers (PIN): 13-14-400-042-1007

Address(es) of Real Estate: 3553 W. Montrose Avenue, Unit 4W, Chicago, IL 60618

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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Dated this 6 day of September, 2016.

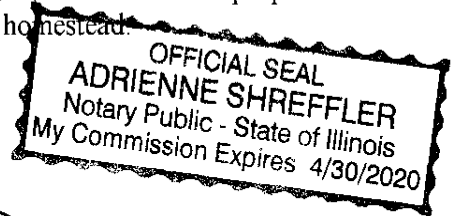
PLEASE PRINT OR TYPE NAME BELOW SIGNATURE(S)

Praveen Kannan (SEAL) _____ (SEAL)

Jennifer Praveen (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY Praveen Kannan and Jennifer Praveen, arc 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 honestead.

Given under my hand and official seal, this 6 day of September, 2016.



Commission expires 4/30/20

NOTARY PUBLIC

This instrument was prepared by:
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:
Carlene Kay
Hal Stinespring + Assoc.
910 E Oak Street
Lake in the Hills, IL
60156

SEND SUBSEQUENT TAX BILLS TO:
Joshua J. Palka
3553 W. Montrose Ave, Unit 4W
Chicago, IL 60618

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX

09-Sep-2016



COUNTY: 132.50
ILLINOIS: 265.00
TOTAL: 397.50

13-14-400-042-1007 | 20160901654714 | 2-053-266-240

REAL ESTATE TRANSFER TAX

09-Sep-2016



CHICAGO: 1,987.50
CTA: 795.00
TOTAL: 2,782.50 *

13-14-400-042-1007 | 20160901654714 | 0-608-754-496

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

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PARCEL 1:

UNIT NUMBER 4W IN THE 3553 W. MONTROSE AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0821816014, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER P3 AND STORAGE SPACE NUMBER S5, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821816014.

PARCEL 3:

THE RIGHT TO THE USE OF LIMITED COMMON ELEMENT L.C.E. NUMBER R-1, ROOFTOP AREA, AS DELINEATED ON THE SURVEY ATTACHED TO THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 6, 2009 AS DOCUMENT NUMBER 0912634061, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office