P714-32913

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Doc# 1628755120 Fee \$46.00

RHSP FEE:\$9.00RPRF FEE \$1.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2016 10:36 AM PG: 1 OF 5

WARRANTY DEED

mailto

Proper Title, LLC 180 N. Lasalle Ste. 1920 Chicago, IL 60601

CT16-32913

Christopher Poyle, a single man, 1775 W. Terra Cotta Place, Unit 1775-N, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Sumit Sukhwani and Dwitiya Sawant, husband and wife, 1360 N Lake Shore Drive, 1003, Chicago, IL 60610("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-30-406-006-1039

Address of Real Estate: 1775 W Terra Cotta Place, Unit 1775-N, Chivago, IL 60614

Alkla 1775. W. AUTGELD (),

SUBJECT TO: 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 False; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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2016

Christopher Doyle

STATE OF COUNTY OF

<u>ACKNOWLEDGMENT</u>

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Christopher Doyle is 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 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 under this seal this

Teresa L West Notary Public State of Illinois Commission expires tission Expires 11/20/2016

Official Seal

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Sumit Sukhwani and Dwitiya V Sawant 1775 W Terra Cotta Place, Unit 1775-N Chicago, IL 60614

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GREENACRE TITLE as an Agent for Chicago Title Insurance Company 4301 N. Damen Ave., Chicago, IL 60618

Commitment No.: PT16-32913

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as: 1775 WEST TERRA COTTA PLACE, N Chicago, IL 60614 Cook County

The land referred to in this Commitment is described as follows:

UNIT 1775-N IN THE TERRA COTTA VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED 7 RACT OF LAND: PART OF LOT 2 IN FULLERTON'S SECOND ADDITION TO CHICAGO IN THE EAST 1/2 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 DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93569616; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

S) Chic. Commonly known as 1775 WEST TERRA COTTA PLACE, N. Chicago, Illinois 60614

Parcel ID(s): 14-30-406-006-1039

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DOORTH OF CO. REAL ESTATE TRANSFER TAX 14-30-406-006-1039 20160901660918 | 1-656-650-560 The Clarks Office ILLINOIS: TOTAL: COUNTY: 589.50 393.00 196.50

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CHICAGO: 2,947.
CTA: 1,179.0t
TOTAL: 4,126.50 *
1,4-30-406-006-1039 | 20160901660918 | 2-143-266-624
*Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX
CHICA

30-406-5