

UNOFFICIAL COPY



16293010320

Doc# 1629301032 Fee \$42.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2016 11:37 AM PG: 1 OF 3



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

16WSA 5155267200 / 10/19/2016 / 10/19/2016 / 10/19/2016

THE GRANTORS, Kristen G. Lotz and Stella Marie B. Santos, a married couple, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES Chintan Sopariwala and Hina Vyas*, of 912 John Friend Dr., Naperville, IL 60540, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* husband and wife as Joint tenants

See attached "Exhibit A."

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and existing lease and tenancy.

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

Permanent Real Estate Index Number: 17-10-400-012-1017

Address of Real Estate: 400 E. Randolph St., Unit 801, Chicago, IL 60601

REAL ESTATE TRANSFER TAX		18-Oct-2016	
	COUNTY:		147.50
	ILLINOIS:		295.00
	TOTAL:		442.50

17-10-400-012-1017 | 20161001667813 | 1-599-721-280

REAL ESTATE TRANSFER TAX		18-Oct-2016	
	CHICAGO:		2,212.50
	CTA:		885.00
	TOTAL:		3,097.50 *

17-10-400-012-1017 | 20161001667813 | 365-980-224

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

[Signatures on following page]

S Y
P 13
S 12
SC 12
INT 12

Chicago Title

Chicago Title

UNOFFICIAL COPY

Dated this 10th day of October, 2016

Kristen G. Lotz
Kristen G. Lotz

Stella Marie B. Santos
Stella Marie B. Santos

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kristen G. Lotz and Stella Marie B. Santos, personally known to me to be the same person(s) whose name(s) 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 homestead.

Given under my hand and official seal, this 10th day of October, 2016



Jennifer S. Roan (Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
Jen Roberts, Esq.
1323 Pinehurst Drive
Glenview, IL 60025

Name & Address of Taxpayer:
Chintan Sopariwala and Hina Vyas
912 John Ford Drive
Naperville, Ill. 60560

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBER 801, AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT NUMBER 18461961 CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 RECORDED MAY 7, 1962 AS DOCUMENT NUMBER 18467558 AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT NUMBER 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962 AND KNOWN AS TRUST NUMBER 17460, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22453315 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FILED IN THE OFFICE OF THE REGISTRAR OF TITLES IN THE DECLARATION OF CONDOMINIUM AND SURVEY), IN COOK COUNTY, ILLINOIS AGENT: JOHN W SEREDA JR/ATTY 3838 W. 111TH STREET CHICAGO, ILLINOIS 60655.

Property of Cook County Clerk's Office