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44

WARRANTY DEED
Individual to Individual
Illinois Statutory

Doc#: 1632319111 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2016 09:58 AM Pg: 1 of 4

Mail To:

Raj Kumar Chaudhary
5757 N. Sheridan Rd
Unit #13-A
Chicago, IL 60660

Dec ID 20161101678300
ST/CO Stamp 0-224-690-368 ST Tax \$237.00 CO Tax \$118.50
City Stamp 0-611-991-360 City Tax: \$2,488.50

Name & Address of Taxpayer:

Same as above

16570718956 CW MW 10/17

GRANTOR(S), Paul Sehl, a married man, of Palm Springs, California, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Raj Kumar Chaudhary and Sheetal Chaudhary, husband and wife, and Sushil Tandukar, an unmarried man, of Chicago, Illinois, to have and to hold, not as tenants in common but as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to the following, if any: 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 due after closing; condominium declaration and bylaws, if any; and general real estate taxes not due and payable at the time of closing.

NON-HOMESTEAD PROPERTY.

Permanent Index Number(s): 14-05-407-016-1107

Property Address: 5757 North Sheridan Road, Unit 13A, Chicago, Illinois 60660

Dated this 17th day of OCTOBER, 2016.

Paul Sehl
Paul Sehl

Paul Sehl
Clerk's Office

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STATE OF CALIFORNIA) ss.
County of Riverside)

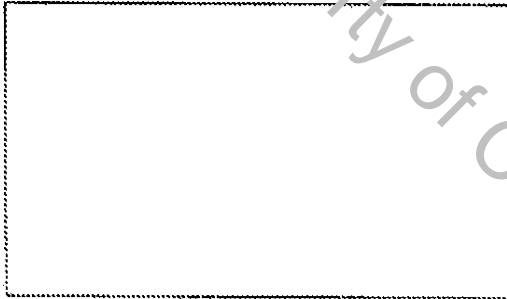
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, certify Paul Sehl, personally known to me to be the same persons whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and 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 on _____, 2016.

See Attached
California All-Purpose
Acknowledgement Form

Notary Public

My commission expires on _____, 20____.



Cook _____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Matthew W. Wood, Esq.
Matthew W. Wood, PC
2530 Crawford Ave., Suite 319
Evanston, IL 60201
847-733-9984

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Riverside)
 On October 17, 2010 before me, Erica Melgoza, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Paul Sehl
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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LEGAL DESCRIPTION

Order No.: 16ST07189SK

For APN/Parcel ID(s): 14-05-407-016-1107

Unit No. 13'A' in 5757 Sheridan Road Condominium as delineated on a survey of described real estate: Commencing at the intersection of the East line of Sheridan Road as widened and the North line of Lot 13 in Block 21 in Cochran's Second Addition to Edgewater in the East Fractional Half of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian; thence East 230 feet along said North line and the said North line extended East; thence Southeasterly 99.26 feet more or less to a point in the South line extended East of Lot 14 Block 21 aforesaid, which point is 236.41 feet East of the East line of Sheridan Road as widened; thence West on said South line extended and on the South line of said Lot 14 aforesaid, a distance of 236.41 feet to the East line of Sheridan Road as widened; thence Northerly in a straight line along said East line of Sheridan Road as widened 99.03 feet more or less to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 24384882, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

COOK COUNTY CLERK'S OFFICE