

UNOFFICIAL COPY

This Instrument was prepared by:
CRYSTAL L. SIVER, ESQ.
Crystal Siver Law
1155 Willow Lane
Northbrook, Illinois 60062

After recording, please mail to:

Nitin Rao
4915 N. Lincoln
Unit 2
Chicago, IL 60625

Mail Subsequent Tax Bills to:

Nitin Rao
4915 N. Lincoln Avenue, Unit 2
Chicago, Illinois 60625



Doc# 1633413013 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2016 10:23 AM PG: 1 OF 2

WARRANTY DEED Statutory (Illinois)

1075744

THE GRANTORS, **TIMOTHY EGAN** and **KATHLEEN EGAN (f/k/a Kathleen Patterson)**, married to each other, of 4915 N. Lincoln Avenue, Unit 2, Chicago, IL 60625, County of Cook, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, do hereby **CONVEY and WARRANT** unto **NITIN RAO**, GRANTEE, of 3537 N. Clark #2N Chicago 60643, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

PARCEL 1: UNIT NUMBER 4915-2 AND P-3 IN THE AROUND THE SQUARE CONDOMINIUM III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 (EXCEPT THE NORTHERLY 23 FEET THEREOF), ALL OF LOT 8 AND THE NORTHERLY 1.0 FEET OF LOT 9 IN KRUCHTEN'S SUBDIVISION OF LOTS 23 AND 24 IN BOWMANVILLE, IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 22, 2005 AS DOCUMENT NUMBER 0535603027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0535603027.

PROPERTY: 4915 N. Lincoln Avenue, Unit 2, Chicago, IL 60625
PINS: 13-12-411-077-1003 and 13-12-411-077-1007


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 Estate; general real estate taxes not yet due and payable at the time of Closing.

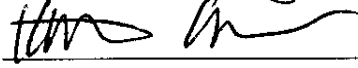
1075744
Old Republic Title 1/2
9601 Southwest Highway
Oak Lawn, IL 60453

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

DATED this 8 day of November, 2016.

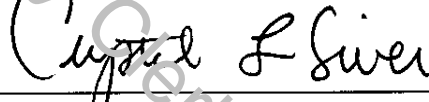

 _____ (SEAL)
TIMOTHY EGAN


 _____ (SEAL)
KATHLEEN EGAN (f/k/a Kathleen Patterson)


State of ILLINOIS)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that KATHLEEN EGAN (f/k/a Kathleen Patterson) and TIMOTHY EGAN, married to each other, 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 homestead.

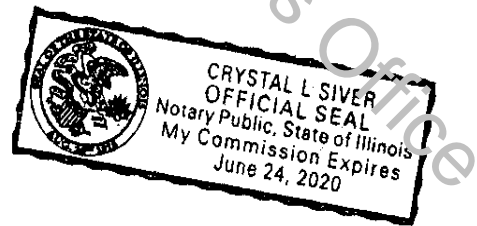
Given under my hand and official seal this 8th day of November, 2016.





 NOTARY PUBLIC

REAL ESTATE TRANSFER TAX	24-Nov-2016
 CHICAGO:	3,075.00
CTA:	1,230.00
TOTAL:	4,305.00 *

13-12-411-077-1003 | 20161101678907 | 2-126-803-136
 * Total does not include any applicable penalty or interest due.



REAL ESTATE TRANSFER TAX	28-Nov-2016
  COUNTY:	205.00
ILLINOIS:	410.00
TOTAL:	615.00

13-12-411-077-1003 | 20161101678907 | 1-412-640-960