



Warranty Deed

Doc# 1633419072 Fee \$40.00

ILLINOIS

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2016 12:16 PM PG: 1 OF 2

Above Space for Recorder's Use Only

THE GRANTOR, SANGEETA RELAN, a/k/a SANGEETA REELAN, an unmarried woman and not a party to a civil union, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to: Marc Brice and Jill M. Baumeister, husband and wife, as tenants by the entirety

the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number: 14-08-108-056-1007 Address of Real Estate: 1459 West Catalpa Avenue, 3W, Chicago, Illinois 60640

The date of this deed of conveyance is November 21 2016.

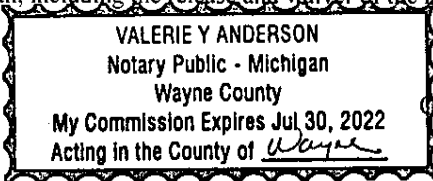
Sangeeta Relan (SEAL) SANGEETA RELAN

Sangeeta Reelan (SEAL) SANGEETA REELAN

(SEAL)

FIDELITY NATIONAL TITLE 0010032627 10f2

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 that SANGEETA RELAN, a/k/a SANGEETA REELAN, 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 she signed, sealed and delivered the said instrument as her 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 2nd day of November, 2016.

Valerie Y Anderson Notary Public

Page REAL ESTATE TRANSFER TAX 28-Nov-2016



CHICAGO: 3,300.00 CTA: 1,320.00 TOTAL: 4,620.00

14-08-108-056-1007 | 20161101683561 | 1-831-243-968

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

REAL ESTATE TRANSFER TAX 28-Nov-2016



COUNTY: 220.00 ILLINOIS: 440.00 TOTAL: 660.00

14-08-108-056-1007 | 20161101683561 | 0-182-350-016

BOX 15

2

BW

UNOFFICIAL COPY

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LEGAL DESCRIPTION

For the premises commonly known as 1459 West Catalpa Avenue, 3W, Chicago, Illinois 60640

PARCEL 1: UNIT NO. 3-WEST IN THE CATALPA MANOR CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 15 FEET 10 INCHES OF LOT 28, ALL OF LOT 29 AND LOT 30 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 1 IN FEINBERG'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF LOT 1 IN EDSON'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 1, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 0712115051, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-7 AND STORAGE SPACE NO. 2-2, AS LIMITED COMMON ELEMENTS (LCE), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NO. 3-WEST, AS ARE SET FORTH IN THE DECLARATION.

This instrument was prepared by:
John Knobloch
KNOBLOCH LAW FIRM
1001 East Chicago Avenue
Suite 119
Naperville IL 60540

Send subsequent tax bills to:
M. Beice +
J. Baumeister
1459 West Catalpa Avenue, 3W
Chicago, Illinois 60640

Recorder-mail recorded document to:

Dana C. Sivak, Esq.
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