

UNOFFICIAL COPY

16BAR39539

PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452



Doc# 1633719101 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/02/2016 04:10 PM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

MGR

THE GRANTOR(S), **CALEB ALEXANDER DRAKE**, married to **ROBIN DRAKE**, of the City of Chicago, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO VARUN SHARMA AND MEGHA GHILDIYAL**, husband and wife, of 128 South Aberdeen Street, Apartment 4N, Chicago, Illinois 60607, not as tenants in common, but as joint tenants, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

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(s): 13-35-208-032-1009

Address(es) of Real Estate: 3225 West Fullerton Avenue, Unit 3NW, Chicago, Illinois 60647

9th day of November, 2016

CALEB ALEXANDER DRAKE

ROBIN DRAKE

REAL ESTATE TRANSFER TAX 02-Dec-2016



COUNTY: 135.50
ILLINOIS: 271.00
TOTAL: 406.50

13-35-208-032-1009 | 20161101684923 | 0-891-531-456

REAL ESTATE TRANSFER TAX 30-Nov-2016



CHICAGO: 2,032.50
CTA: 813.00
TOTAL: 2,845.50 *

13-35-208-032-1009 | 20161101684923 | 1-479-897-280

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

CRDREVIEW

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STATE OF Illinois, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CALEB ALEXANDER DRAKE is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 9 day of November, 20 16.

[Signature] (Notary Public)

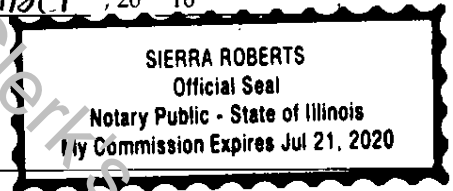


STATE OF Illinoe's COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ROBIN DRAKE is personally known to me to be the same person whose name is subscribed to the forgoing 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 9th day of November, 20 16.

[Signature] (Notary Public)



Prepared by:
Cynthia Zenko, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:
Elina Golod
211 West Wacker Drive, Suite 1250
Chicago, Illinois 60606

Name and Address of Taxpayer:
Varun Sharma and Megha Ghildiyal
~~3225 West Fullerton Avenue, Unit 3NW~~ 128 S. Aberdeen St Apt 4N
Chicago, Illinois ~~60647~~ 60607

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 3NW IN THE FULLERTON-KEDZIE CONDOMINIUM DEVELOPMENT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 AND 21 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILLS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY LYING BELOW AN ELEVATION OF 33.06 FEET (CCD): THAT PART OF LOT 20 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A BUILDING 0.99 FEET WEST AND 0.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20 THEREFROM; THENCE SOUTHERLY 87.56 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE FACE OF AN EAST-WEST WALL EXTENDED EASTERLY TO THE OUTSIDE FACE OF THE BUILDING; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 19.42 FEET TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 43.02 FEET, ALONG THE CENTERLINE OF SAID WALL TO THE CENTERLINE OF AN EAST-WEST WALL; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 4.30 FEET, ALONG THE CENTERLINE OF SAID WALL, TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 44.17 FEET ALONG THE CENTERLINE OF SAID WALL, TO THE NORTH FACE OF SAID BUILDING; THENCE EASTERLY 23.93 FEET ALONG THE FACE OF SAID BUILDING, TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2006 AS DOCUMENT 0606634021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 3225 West Fullerton Avenue, Unit 3NW, Chicago, IL 60647
PIN # 13-35-208-032-1009