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Doc#: 1704847024 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2017 08:54 AM Pg: 1 of 3

GIT 40029236 (1/2)

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20170101603306
ST/CO Stamp 0-748-937-920 ST Tax \$155.00 CO Tax \$77.50
City Stamp 1-453-396-672 City Tax: \$1,627.50

MAIL TO:

John M. Kuranty
Attorney at Law
7925 W. 103rd St., Suite 1A
Palos Hills, IL 60465

NAME & ADDRESS OF TAXPAYER

Katherine Kuranty
233 E. Erie St., Unit 1001
Chicago, IL 60611

THE GRANTOR, Arpan Patel, as a single man, for and in consideration of TEN DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to Katherine Kuranty, as individual, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

not party to a civil union

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Property Address: 233 East Erie Street, Unit 1001, Chicago, Illinois 60611

Property Index Number (PIN): 17-10-203-027-1011

Dated this 18 day of January, ~~2016~~²⁰¹⁷

By: 
Arpan Patel

REAL ESTATE TRANSFER TAX 15-Feb-2017



CHICAGO: 1,162.50
CTA: 465.00
TOTAL: 1,627.50 *

17-10-203-027-1011 | 20170101603306 | 1-453-396-672

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

REAL ESTATE TRANSFER TAX 15-Feb-2017



COUNTY: 77.50
ILLINOIS: 155.00
TOTAL: 232.50

17-10-203-027-1011 | 20170101603306 | 0-748-937-920

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STATE OF Illinois }
COUNTY OF COOK } ss.

I, the undersigned, Andrea Hartman, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Arpan Patel 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 he sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of January, ~~2016~~ 2017



SEAL: [Signature]
Notary Public

My Commission expires on 12/20/20

NAME and ADDRESS OF PREPARER:

Vinny Khosla
The VK Law Group LLC
565 W. Adams St., Suite 804
Chicago, Illinois 60661

Seperary of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1001 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26) , TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) , IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS-DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

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