

UNOFFICIAL COPY

This instrument prepared by:
Lawrence M. Lusk, P.C.
McCormick & Friman, LLC
2 N. LaSalle, Suite 1250
Chicago, IL 60602

Doc#: 1705206018 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/21/2017 08:41 AM Pg: 1 of 3

Dec ID 20170201612782
ST/CO Stamp 2-081-276-608 ST Tax \$182.00 CO Tax \$91.00
City Stamp 0-438-895-296 City Tax: \$1,911.00

WARRANTY DEED

This Warranty Deed is made as of this 15th day of February, 2017.

Aide Flores, widow not since remarried (The "Grantor") of the City of Chicago, County of Cook and the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to Ratna Saha and Arun T. Saha, husband and wife, not as tenants in common, but as Joint Tenants with right of survivorship (The "Grantees"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See "LEGAL DESCRIPTION" attached hereto.

Permanent Real Estate Index No.: 14-21-101-054-1150 & 14-21-101-054-1849

Address of Real Estate: 655 W. Irving Park Road, Unit 1114 & V49, Chicago, IL 60613.

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.

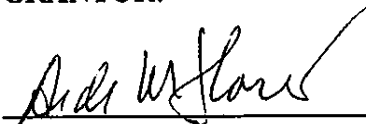
****THIS IS NOT HOMESTEAD PROPERTY TO THE GRANTOR****

[Signature page follows.]

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Signed and sworn to as of the date hereinabove first written.

GRANTOR:


Aide Flores

STATE OF ILLINOIS)


COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Aide Flores personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 15th day of February, 2017.




Notary Public

My commission expires: _____

After recording, return to:

A SAHA
14155 W BRAEMORE CLOSE
LIBERTYVILLE IL-60048

Future tax bills should be sent to:

A SAHA
14155 W BRAEMORE CLOSE
LIBERTYVILLE IL-60048

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EXHIBIT A LEGAL DESCRIPTION

Order No.: 17SS0094616LP

For APN/Parcel ID(s): 14-21-101-054-1150 and 14-21-101-054-1849

UNIT 1114 AND V-49 PARK PLACE TOWER I, A CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2001 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0011020878, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM, IN THE NORTH WEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proprietary
Cook County Clerk's Office