



17129010050

Doc# 1712901005 Fee \$42.00

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

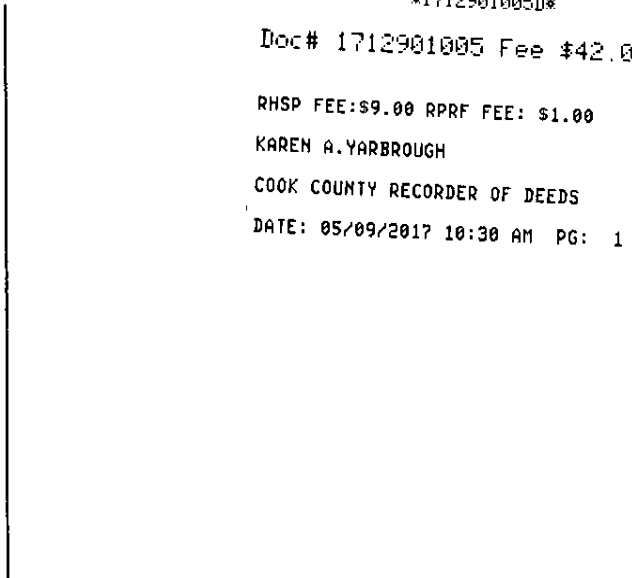
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/09/2017 10:30 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY

(Individuals to Individuals)



(The Above Space for Recorder's Use Only)

THE GRANTORS Kirti D. Patel and Deepak A. Patel, married to each other, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Nicholas Burjek and Katharine M. Burns, of, 1160 S. MICHIGAN AVE #2502, CHICAGO IL 60605 all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, ~~but~~ ^{but} as tenants by the entirety, ~~but as joint tenants,~~ to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-21-214-027-0000

Property Address: 1337 S. Plymouth Ct., Chicago, IL 60605

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

REAL ESTATE TRANSFER TAX		05-May-2017	
	COUNTY:		403.75
	ILLINOIS:		807.50
	TOTAL:		1,211.25

17-21-214-027-0000 | 20170401645493 | 0-915-283-648

REAL ESTATE TRANSFER TAX		05-May-2017	
	CHICAGO:		6,056.25
	CTA:		2,422.50
	TOTAL:		8,478.75

17-21-214-027-0000 | 20170401645493 | 1-896-021-696

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

FIDELITY NATIONAL TITLE DC17006599
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Dated this _____ day of _____, _____.

Kirti D. Patel (Seal)
Kirti D. Patel

Deepak A. Patel (Seal)
Deepak A. Patel

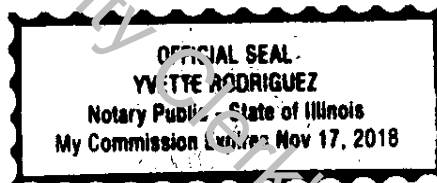
STATE OF ILLINOIS)
) SS,
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Kirti D. Patel and Deepak A. Patel personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this Dated this 1 day of May, 2017

Yvette Rodriguez
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Niko G. Marnieris, P.C.
10661 S. Roberts Road, Suite 107
Palos Hills, IL 60465



MAIL TO:

Gaines & Puljic, Ltd
10 S. La Salle St., Ste. 3500
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Nicholas Burjek
1337 S. Plymouth Ct.
Chicago, IL 60605

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

DWELLING PARCEL 1337 SOUTH PLYMOUTH COURT THE NORTH 22.0 FEET THAT PART OF THE WEST 72.0 FEET OF THE SOUTH 349.0 FEET OF BLOCK 6, LYING SOUTH OF A LINE DRAWN FROM A POINT 243.70 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 72.0 FEET, TO A POINT 243.37 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST 72 FEET, IN DEARBORN PARK UNIT NUMBER 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, UPON, AND ACROSS THE COMMON AREA AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR DEARBORN PARK II ROWHOUSES RECORDED AS DOCUMENT 89273863 AND CREATED BY DEED DATED JUNE 15, 1989 AND RECORDED JULY 10, 1989 AS DOCUMENT 89311953.

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