

154 NAT
17-280360

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1715357057 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2017 11:50 AM Pg: 1 of 2

Dec ID 20170501665497
ST/CO Stamp 0-699-416-256 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-453-429-184 City Tax: \$3,412.50

Above Space for Recorder's Use Only

THE GRANTOR(s) **Sonali P. Sheth, as Trustee of the Nali Living Trust dated September 1, 2015** and **Sonali Sheth**, of 1421 S. Halsted Street, Unit 1B, Chicago, Illinois 60607, County of Kane, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to **Peter Hugh and Arlene Hugh**, a married couple, of 18803 Jeffrey Avenue, Cerritos, CA 90703, not as tenants in common but in Joint Tenancy, the following described Real Estate situated in the County of DuPage in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof)*, 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 Index Number(s): **17-21-120-051-1010**

Property Address: **1421 S. Halsted Street, Unit 1B, Chicago, Illinois 60607**

The date of this deed of conveyance is May ²⁵ 2017

Sonali P. Sheth as trustee of the Nali Living Trust
Sonali Sheth

Sonali P. Sheth, as Trustee of the Nali Living Trust dated September 1, 2015 **Sonali Sheth**
the Nali Living Trust

State of Illinois
County of DuPage.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Sonali P. Sheth, as Trustee of the Nali Living Trust dated September 1, 2015** and **Sonali Sheth**, personally known 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, sealed and delivered the said instrument as his/her(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 official seal on May 25, 2017.

[Signature]

Notary Public (My Commission Expires 12/21/2019)

VASHU PATEL
NOTARY PUBLIC-STATE OF NEW YORK
NO. 01PA6334587
QUALIFIED IN KINGS COUNTY
MY COMMISSION EXPIRES 12-21-2019

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 1421-1B IN THE 1415-25 SOUTH HALSTED CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 2 AND OUTLOT T, IN BLOCK 4 IN UNIVERSITY VILLAGE EAST PHASE 3B, BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND STREETS IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2006 AS DOCUMENT 0636322107, CORRECTED BY CERTIFICATE RECORDED JANUARY 30, 2007 AS DOCUMENT 0703039018, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 9, 2007 AS DOCUMENT NUMBER 0712915040 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 4-7, AS DELINEATED AND DEFINED IN THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0712915040.


Permanent Index Number (PIN): 17-21-120-051-1010

Address of Real Estate: 1421 S. Halsted 1B, Chicago, Illinois 60607

REAL ESTATE TRANSFER TAX		01-Jun-2017
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *

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

REAL ESTATE TRANSFER TAX		01-Jun-2017
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

17-21-120-051-1010 | 20170501665497 | 1-619-416-256

This instrument was prepared by:
 Michael J Morrisroe
 Morrisroe & Associates, Ltd
 114 South Bloomingdale
 Bloomingdale, IL 60108

Send subsequent tax bills:
 Peter & Arlene Hugh
~~1421 S. Halsted #1B~~
 Chicago, IL 60607

18803 Jeffrey Ave
 Cerritos CA 90703

Recorder-mail recorded document to:
 Thomas Fezzey
 600 West Roosevelt Rd Ste B-1
 Wheaton, IL 60187