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WARRANTY DEED ILLINOIS STATUTORY

 *1717104017D*
Doc# 1717104017 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/20/2017 09:30 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTORS Jared E. Hall and Dana E. Hall, husband and wife, 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 Ricky Dhingra and Shama D. Dhingra, husband and wife, as Tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-18-121-037-1004
Property Address: 4525 N Western Ave #2C, Chicago, IL 60625

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17 day of May, 2017.



Jared E. Hall (Seal)



Dana E. Hall (Seal)

2/3 mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-41382


COOK COUNTY RECORDER OF DEEDS
INDEXED
SERIALIZED
FILED
JUN 20 2017
CHICAGO, ILL.

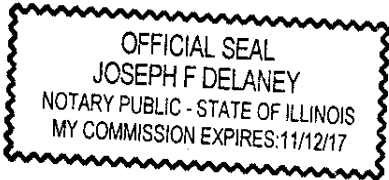
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jared E. Hall and Dana E. Hall personally known to me to be the same persons 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 17 day of MAY, 2017.


Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

~~MAIL TO:~~

Stone Pogrud & Korey LLC
1 East Wacker
Suite 2610
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Ricky Dhingra
4525 N Western Ave #2C
Chicago, IL 60625

Property of Cook County Clerk's Office

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Drost Kivlahan McMahon & O'Connor, LLC
as an Agent for Chicago Title Insurance Company
11 S. Dunton Ave., Arlington Heights, IL 60005

Commitment No.: PT17-41382

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
4525 NORTH WESTERN AVENUE, #2C
Chicago, IL 60625
Cook County

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 2C IN THE 4525 NORTH WESTERN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 60, 61 AND 62 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18) IN D. NASHLUNDS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART WEST OF LINCOLN AVENUE OF LOTS 2 AND 3 (EXCEPT THE SOUTH 33 FEET) IN SUPERIOR COURT DIVISION OF LOTS 2 IN COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 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 JANUARY 17, 2006 AS DOCUMENT NO. 0601745005 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND P-14, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0601745005.

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17-4/1382

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REAL ESTATE TRANSFER TAX 05-Jun-2017



CHICAGO:	4,248.75
STA:	1,699.50
TOTAL:	5,948.25

14-18-121-037-1004 | 20170501656470 | 0-835-152-326

* Total does not include any applicable penalty or interest due

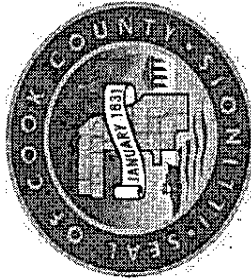
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17-4382
AC#

REAL ESTATE TRANSFER TAX

05-Jun-2017



COUNTY:

283.25

ILLINOIS:

566.50

TOTAL:

849.75

14-18-121-037-1004

20170501656470

2-144-979-392

Property of Cook County Clerk's Office