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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc# 1719110022 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2017 10:14 AM PG: 1 OF 3

FATIC No.: 2864953

THE GRANTOR Stuart M. Bakal, a never married man of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Chanda R. Patel, a never married woman, of 1316 W. Diversey Pkwy. Unit 2 Chicago, Illinois 60614 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; general taxes for the year 2016 and subsequent years

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

Permanent Real Estate Index Number(s): 14-28-304-092-1040 14-28-304-092-1087

Address(es) of Real Estate: ^{Place} 600 W. Drummond Units 502 and GU30.
Chicago, IL 60614

Dated this 22 day of June, 2017

Stuart M. Bakal

REAL ESTATE TRANSFER TAX		03-Jul-2017
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50 *

14-28-304-092-1040 | 20170601680102 | 0-487-613-888
* Total does not include any applicable penalty or interest due.

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FIRST AMERICAN TITLE
FILE # 2864953
192

REAL ESTATE TRANSFER TAX		03-Jul-2017
	COUNTY:	182.50
	ILLINOIS:	385.00
	TOTAL:	547.50

14-28-304-092-1040 | 20170601680102 | 1-864-406-464

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STATE OF FLORIDA, COUNTY OF Marion SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stuart M. Bakal, 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 signed, sealed and delivered the said instrument as his 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 this 22 day of June, 2017.

Greek Samia Palmer
Notary Public / 12/18/2020

Prepared by:
Michael B. Elman
Michael B. Elman & Associates, Ltd.
10 S. LaSalle Street
Suite 1420
Chicago, IL 60603



Mail to:

Paul Kolpak
6767 N. Milwaukee Ave.
Suite 202
Niles, IL 60714

Name and Address of Taxpayer:

Chanda Chandra Patel
600 W. Drummond
Unit 502
Chicago, IL 60614

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 502 AND PARKING SPACE GU-30 IN THE LINCOLN PARK COMMONS CONDOMINIUM TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING PART OF OUTLOT 1 AND PART OF LOT 42 IN LINCOLN PARK CLUB SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-54, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON JUNE 3, 2003 AS DOCUMENT 0315432142.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020099097.

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