

(75T04358WINDEFICIAL COPY

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2017 12:30 PM PG: 1 OF 3

WARRANTY DEED

THE GRANTOR, Austin B. Vance, of The City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS, (\$10.00) and other good and valuable consideration in hand paid, do convey to Hitasha Bhatia, A single woman, of the City of Redlands, California, the following described real estate (the "Real Estate") located in the City of Chicago, County of Cook, State of Minois, to wit:

(The above space for Recorder's use only)

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The Permanent Index Numbers (PINs) are: 14-31-319-029-1081 and 14-31-319-029-1131

The Real Estate is commonly known as: 2300 West Wabansia, #308/P-18, Chicago, IL 60647

The foregoing conveyance is subject only to the following, if any: covenants, conditions and restrictions of record, and building lines and easements provided they do not interfere with the current use and enjoyment of the real estate and general real estate taxes not yet due and payable.

DATED this 27 day of June, 2017

ustin B. Vance

REAL ESTATE TRANSFER TAX

03-Jul-2017 COUNTY: 212.50 ILLINOIS: 425.00

637.50

14-31-319-029-1081

TOTAL: 2/170901682302 1-325-929-920

REAL ESTATE TRANSFER TAX

03-Jul-2017 CHICAGO: 3,187.50 CTA: 1,275.00 TOTAL: 4,462.50

14-31-319-029-1081 20170601682302 0-252-188-096

BOX 333

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

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State of Illinois) (County of CodC)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Austin B. Vance, 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.

Given under my hand and official seal, this 297 day of June, 2017.

My commission expires

20 21

NOTARY PUBLIC

OFFICIAL SEAL

MY COMMISSION EXPIRES APR. 10, 2021

MY COMMISSION EXPIRES APR. 10, 2021

This instrument was prepared by:

Darren K. Miller 559 Roger Williams Avenue Highland Park, IL 60035.

After recording, mail to, and send subsequent tax bills to:

Hitasha Bhatia C/O IDEO 626 West Jackson Blvd. Floor 7 Chicago, IL 60661

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EXHIBIT A Legal Description

Unit No. 308 and Parking Space P-18 in the Clock Tower Lofts Condominium as delineated on a survey of the following described real estate:

Lots 34 to 47, both inclusive in Ishams Resubdivision of parts of Blocks 3, 4 and 5 of Ishams Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, lying Southwest of Milwaukee Avenue in Cook County, Illinois, which survey is attached to the Declaration of Condominium recorded as document 96656883, together with a undivided percentage interest in the common elements.

The Permanent Real Estate Tax Index Numbers are:

14-31-319-029-1081

14-31-319-029-1131

The Real Estate is commonly known as:

Vn a.

Othnix Clarks Offica 2300 West Wabansia, #308/P-18