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WARRANTY DEED ILLINOIS STATUTORY



1720210018D

Doc# 1720210018 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/21/2017 12:10 PM PG: 1 OF 5

mail to
1/2 Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-4238

THE GRANTOR(S), Mark A. Brusius a married man, and Michael A. Kramer a married man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Deepika Laddu-Patel and Nayan Patel

(GRANTEE'S ADDRESS) 2419 N. Clybourn Ave., 1, Chicago, IL 60614 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

THIS IS NON-HOMESTEAD PROPERTY

See Attached Legal Description.

SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2016 and subsequent years.

Permanent Real Estate Index Number(s): 14-30-409-095-1001

Address(es) of Real Estate: 2419 N. Clybourn Ave., 1, Chicago, IL 60614

Dated this 11 day of July, 2017.

Dated: July 7, 2017

Mark A. Brusius

Michael A. Kramer

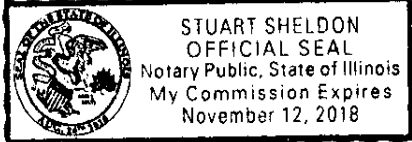
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P
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael A. Kramer, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 7th day of July, 2017.

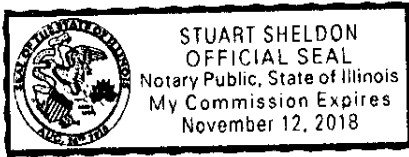


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark A. Brusius, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 11th day of July, 2017.



[Signature] (Notary Public)

Prepared By: Stuart M. Sheldon
1 E. Wacker Drive, Suite 2610
Chicago, IL 60601

~~Mail To:~~
Donald Hyun Kiobassa, Esq.
70 W. Madison Street, Ste. 1400
Chicago, IL 60602

Name & Address of Taxpayer:
Deepika Laddu-Patel, Nayan Patel
2419 N. Clybourn Ave., 1
Chicago, IL 60614

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1: UNIT NUMBER 1 IN THE CLYBOURN COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 35 IN BLK 6 IN FULLERTON'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND NORTHWESTERN RAILROAD AND OF THAT PART LYING WEST OF SAID RAILROAD AND EAST OF CLYBOURN AVENUE ACCORDING TO MAP RECORDED IN BOOK 15 OF PLATS PAGE 10, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 14, 2002 AS DOCUMENT NUMBER 0020671709; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND GARAGE SPACE G-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

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REAL ESTATE TRANSFER TAX

17-Jul-2017



CHICAGO:

3,570.00

CTA:

1,428.00

TOTAL:

4,998.00

14-30-409-095-1001 | 20170701685411 | 1-536-699-846

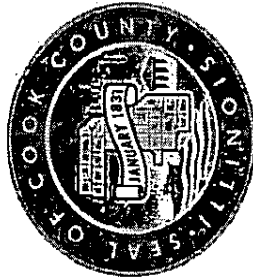
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

17-Jul-2017



COUNTY:
ILLINOIS:
TOTAL:

238.00
476.00
714.00

14-30-409-095-1001

20170701685411

0-003-747-264

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