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WARRANTY DEED

Doc# 1720815079 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/27/2017 01:56 PM PG: 1 OF 5

THE GRANTOR(S), Aditya Mehta, a married man, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Yoichi Kanazawa and Satomi Kanazawa, husband and wife, of Torrance, California, ~~not as tenants in common, nor as joint tenants, but as tenants by the entirety,~~ the following described Real Estate:

Address of Property: 1101 S. State St., Unit H2107 and Parking Space P-92, Chicago, IL 60605

Parcel ID Number: 17-15-308-039-1191; 17-15-308-039-1034

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

**to hold as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, and NOT as tenants in common, all interest in*

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

DATED this 27 day of June, 2017

Aditya Mehta (SEAL)
Aditya Mehta

Charu Mehta (SEAL)
Charu Mehta – solely to waive homestead

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STATE OF IL)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Aditya Mehta and Charv Mehta, 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.

WITNESS my hand and official seal this 27 day of June, 2017.


NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
Zachary Lynn
1102 Jeanette Street
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:
Yoichi Kanazawa
20439 Cheryl Dr.
Torrance CA 90503

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL A:

UNIT H-2107 AND PARKING SPACE P-92 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT 151610 (EXCEPT THE WEST 27 FEET OF SUBLOTS TAKING FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET) ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN CANAL TRUSTEES' SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF EAST ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF EAST 11TH STREET, AND NORTH OF THE NORTH LINE OF EAST ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410057 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT MAINTENANCE, ENCROACHMENT AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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REAL ESTATE TRANSFER TAX

26-Jul-2017



CHICAGO:	2,812.50
CTA:	1,125.00
TOTAL:	3,937.50 *

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

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REAL ESTATE TRANSFER TAX

26-Jul-2017



COUNTY:	187.50
ILLINOIS:	375.00
TOTAL:	562.50

17-15-308-039-1191

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