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NAT 17-264571 **WARRANTY DEED** **ILLINOIS STATUTORY**

Doc#: 1720915178 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2017 11:42 AM Pg: 1 of 3

Dec ID 20170701693679
ST/CO Stamp 0-487-673-280 ST Tax \$565.00 CO Tax \$282.50
City Stamp 1-829-850-560 City Tax: \$5,932.50

THE GRANTOR (NAME AND ADDRESS)

Alison Reminick
11184 Vista Sorrento Pkwy.
San Diego, CA. 92130

(The Above Space for Recorder's Use Only)

THE GRANTOR Alison Reminick, a married woman, of San Diego, CA. for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Anuj Gupta and Sharon Gupta, Husband and Wife, of Chicago, IL., 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 ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-06-213-055-1003

Property Address: 1712 W. Beach Ave., #3, Chicago, IL. 60622

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 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.

[The remainder of this page intentionally left blank; signature page to follow.]

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Dated this 19th day of July, 2017.

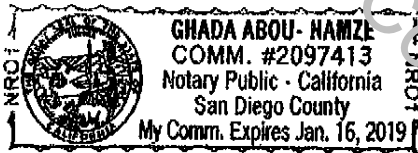



Alison Reminick (Seal)

california)
STATE OF ~~ILLINOIS~~)
san Diego) SS,
COUNTY OF ~~COOK~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alison Reminick 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 she signed, sealed and delivered in the instrument as her 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 19th day of July, 2017.





Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Jeffrey S. Evens, P.C.
6767 N. Milwaukee Ave., Suite 202
Niles, IL 60714


MAIL TO:

Zucker and Boyer, LTD
3223 Lake Ave.
Suite 15-C-303
Wilmette, IL 60091

SEND SUBSEQUENT TAX BILLS TO:

Anuj Gupta
1712 W. Beach Ave.
#3
Chicago, IL 60622

REAL ESTATE TRANSFER TAX		26-Jul-2017
	COUNTY:	282.50
	ILLINOIS:	565.00
	TOTAL:	847.50
17-06-213-055-1003 20170701693679 0-487-673-280		

REAL ESTATE TRANSFER TAX		26-Jul-2017
	CHICAGO:	4,237.50
	CTA:	1,695.00
	TOTAL:	5,932.50 *
17-06-213-055-1003 20170701693679 1-829-850-560		
* Total does not include any applicable penalty or interest due.		

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15826-17-264511-IL

Property Address: 1712 W. Beach Avenue, Unit 3, Chicago, IL 60622
Parcel ID: 17-06-213-055-1003

PARCEL 1:

UNIT NUMBER 3 IN THE 1712 WEST CONDO BEACH CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 48 IN BLOCK 7 IN MC REYNOLD'S SUBDIVISION OF A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0411919065 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PORCH L.C.E. FOR UNIT 3, BALCONY L.C.E. FOR UNIT 3, ROOF L.C.E. FOR UNIT 3, P-3, P-4, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0411919065, IN COOK COUNTY, ILLINOIS.

Commonly known as:

1712 W. Beach Avenue, Unit 3,
Chicago, IL., 60622

Pin: 17-06-213-055-1003