

# UNOFFICIAL COPY



Doc# 1723613076 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 02:46 PM PG: 1 OF 3

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), Mitul Patel a Married to Celeste Patel with an address of 5135 Clemson drive, Billings, MT 59106 of the County of Yellowstone and State of Montana for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Shivani Gupta, a Married Woman person with an address of 1270 S. Blue Island Ave, Unit 301, Chicago, IL 60608 of Cook County and State of Illinois, the following described real estate, to-wit:

PARCEL 1: UNIT 301 THE 1270 SOUTH BLUE ISLAND CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD BEING DEFINED IN PARAGRAPH 1.C OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE EXECUTED BY CHICAGO HOUSING AUTHORITY, AS LESSOR, AND RS HOMES I LLC, AS LESSEE, DATED AS OF MAY 1, 2005, WHICH LEASE WAS RECORDED JUNE 6, 2005 AS DOCUMENT 0609731065; WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED IN (B) BELOW) FOR A TERM OF 99 YEARS (EXCEPT THE BUILDINGS AND IMPROVEMENTS ON THE LAND);

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 59 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0610145086, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1270-A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

*See Attached Legal*

1783924 1/2  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Permanent Real Estate Index Number: 17-20-207-072-4003

Address of Real Estate: 1270 S Blue Island Ave Unit 301, Chicago, IL 60608

Subject to the following restrictions: a) all taxes and special assessments for the year 2016 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

S Y  
P 3  
S N  
SC Y  
INT AP

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## REAL ESTATE TRANSFER TAX

16-Aug-2017



CHICAGO:	1,987.50
CTA:	795.00
TOTAL:	2,782.50 *

17-20-207-072-4003 | 20170801606068 | 1-994-531-776

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

Dated this 10 Day of August, 2017

Mitul Patel

Mitul Patel

## REAL ESTATE TRANSFER TAX

24-Aug-2017



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

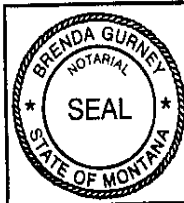
17-20-207-072-4003 | 20170801606068 | 0-781-386-688

STATE OF Montana )

COUNTY OF Yellowstone ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Mitul Patel, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 10 day of Aug, 2017.



BRENDA GURNEY  
NOTARY PUBLIC for the  
State of Montana  
Residing at Billings, Montana  
My Commission Expires  
July 07, 2021

Brenda Gurney  
Notary Public

This Instrument was prepared by:  
Pehlari Law Firm, LLC  
4438 Oakton Street  
Skokie IL 60076

Future Tax Bills to: Shivani Gupta  
5135 Clemson Drive  
Billings, MT 59106

After recording return document to: Shivani Gupta,  
5135 Clemson Drive  
Billings, MT 59106

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 301 THE 1270 SOUTH BLUE ISLAND CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

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Address commonly known as:  
1270 S Blue Island Ave Unit 301  
Chicago, IL 60608

PIN#: 17-20-207-072-4003