

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individuals)



Doc# 1724110005 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2017 09:33 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Paul M. Cristofanelli, a married man*, 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 Harpreet Singh and Rajinder Kaur, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, and not as joint tenants, but as tenants by the entirety, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-21-133-021-1021

Property Address: 1515 S. Halsted St., #214, Chicago, IL 60607

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)

*This is not homestead property as to Grantor.

FIDELITY NATIONAL TITLE 0817 016309

1 of 3

REAL ESTATE TRANSFER TAX	22-Aug-2017
CHICAGO:	1,447.50
CTA:	579.00
TOTAL:	2,026.50 *



17-21-133-012-1021 | 20170701698420 | 0-366-556-096

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

REAL ESTATE TRANSFER TAX	22-Aug-2017
COUNTY:	96.50
ILLINOIS:	193.00
TOTAL:	289.50



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S 1/3
P 3
S N
SC 1/3
INT 1/3

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Dated this 9 day of August, 2017.

(Signature) (Seal)
Paul M. Christofanelli

(Seal)
Cara Christofanelli, waiving homestead only

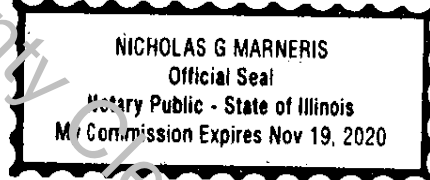
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul M. Christofanelli 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/she signed, sealed and delivered in the instrument as his/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 Dated this 9th day of August, 2017.

(Signature)
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Niko G. Marnaris, P.C.
10661 S. Roberts Road, Suite 107
Palos Hills, IL 60465



MAIL TO:

Sacks, Goreczny, Maslanka & Costello, P.C.
79 W. Monroe St., Ste. 912
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Harpreet Singh
1515 S. Halsted St., #214
Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 214 IN THE FIFTEENTH AND HALSTED SOUTH BUILDING CONDOMINIUMS, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 4, OUTLOT H, OUTLOT F AND THE WEST 43.00 FEET (AS MEASURED AT RIGHT ANGLES) OF OUTLOT G, IN BLOCK 1 OF UNIVERSITY VILLAGE EAST PHASE 3-A, BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND STREETS IN THE WEST 1/2 THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NO. 0626517073, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM DATED SEPTEMBER 15, 2006 AND RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NO. 0626810128, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 23, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NO. 0626810128, IN COOK COUNTY, ILLINOIS.

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