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1724412083D

Doc# 1724412083 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/01/2017 02:11 PM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Gary Starr and Isabelle Duguay, husband and wife, as tenants by the entirety, of 5012 Russell Avenue South, the City of Minneapolis, County of Hennepin, State of Minnesota for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant, to Rikesh Buddhdev, a single man, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A.

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

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-28-202-018-1082

Address of Real Estate: 336 Wellington ^{AVC}, Unit 1404, Chicago, IL 60657

Dated this 11th day of August, 2017

REAL ESTATE TRANSFER TAX		29-Aug-2017
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00
14-28-202-018-1082 20170801611265 0-618-955-712		

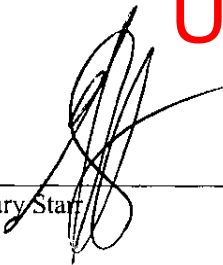
REAL ESTATE TRANSFER TAX		29-Aug-2017
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00
14-28-202-018-1082 20170801611265 1-346-112-448		

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

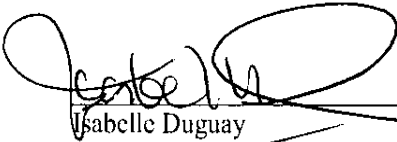
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Gary Starr



Isabelle Duguay

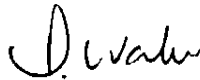
STATE OF Minnesota, COUNTY OF Marquette ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gary Starr and Isabelle Duguay, personally known to me to be the same persons whose names 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 11 day of

August, 2017



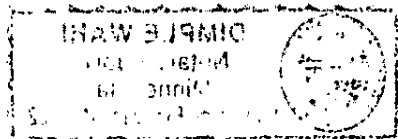


(Notary Public)

Prepared By: Thomas J. Scannell
9901 S. Western Avenue, Suite 100
Chicago, Illinois 60643

Mail To:
~~Keith Fenceroy
Fenceroy Law LLC
3047 N. Lincoln, Suite 400
Chicago, IL 60657~~

Name & Address of Taxpayer:
Rikesh Buddhdev
336 Wellington, Unit 1404
Chicago, IL 60657



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BILL OF SALE

Sellers, Gary Starr and Isabelle Duguay, of the City of Minneapolis, County of Hennepin and the State of Minnesota in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, receipt whereof is hereby acknowledged, do hereby sell, assign, transfer and set over to Buyer Rikesh Buddhdev, the following described personal property located on the premises commonly known as 336 Wellington, Unit 1404, Chicago, IL 60657, to-wit:

All items of personal property as listed on the Contract dated July 23, 2017.

Sellers hereby represent and warrant to Buyer that Sellers are the absolute owners of said property that said property is free and clear of all liens, charges and encumbrances, and that Sellers have full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Sellers have signed and sealed this bill of sale this 11 day of August, 2017.

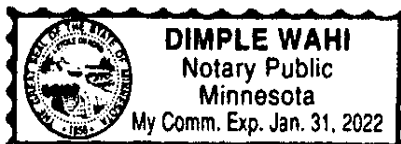
Gary Starr

Isabelle Duguay

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gary Starr and Isabelle Duguay, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 11 day of August, 2017

Notary Public



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EXHIBIT A

UNIT NO. 1404 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): THE EAST 50 FEET OF THE WEST 270 FEET, AND THE EAST 60 FEET OF THE WEST 220 FEET OF LOT 3 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS LAKE FRONT ADDITION IN THE NORTH EAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED IN CASE NO. 256886 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID SUBDIVISION OF LOTS 2 AND 3 RECORDED SEPTEMBER 6, 1912, AS DOCUMENT 5,038,117 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NO. 77855 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22640043, AS AMENDED FROM TIME TO TIME; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL (EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Office of Cook County Clerk's Office