

UNOFFICIAL COPY

Send Subsequent Tax Bills to:

Abed E. Dehnee
2716 North Dayton Street
Chicago, Illinois 60614

After Recording Return to:

Abed E. Dehnee
2716 North Dayton Street
Chicago, Illinois 60614
→ Mark Edelstein
3825 W. Montrose Ave.
Chicago, IL 60618



Doc# 1724904134 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2017 02:34 PM PG: 1 OF 3

[Space Above Reserved for Recorder's Use]

WARRANTY DEED

THIS WARRANTY DEED is made as of the 29th day of August, 2017, by ANKUR GUPTA AND SHREYA GUPTA, each divorced and not since remarried (collectively, "Grantor"), to ABED E. DEHNEE AND CORY LYN DEHNEE, HUSBAND AND WIFE, NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY ("Grantee"), having an address of 2716 North Dayton Street, Chicago, Illinois 60614.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Conveys and Warrants unto Grantee and his successors, heirs and assigns, Forever, all the following described property (collectively the "Property"):

1. The real property situated in the County of Cook, State of Illinois and described on Exhibit "A" attached hereto and made a part hereof (the "Land"), together with all buildings, fixtures, structures, parking areas, landscaping and other improvements on the Land; and
2. All of Grantor's rights, benefits, privileges, easements and appurtenances to such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Property; and general real estate taxes for the year 2017 and subsequent years which are not yet due and payable.

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

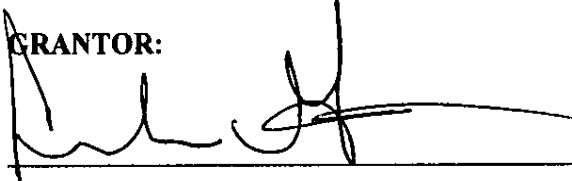
[signature page follows]

FIRST AMERICAN TITLE
FILE # 2879516
10/2


S Y
P 3
S N
SC Y
INT X

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered as of the day and year first above written.

GRANTOR:


Ankur Gupta

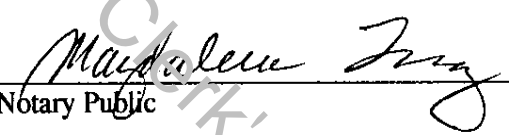


Shreya Gupta

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MAGDALENA LAZARZ, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **ANKUR GUPTA AND SHREYA GUPTA** 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 he/she signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

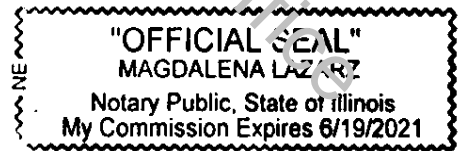
GIVEN under my hand and official seal this 26th day of August, 2017.



Notary Public



My Commission Expires: 6/19/2021

THIS INSTRUMENT WAS PREPARED BY:

McDermott Will & Emery LLP
227 West Monroe Street
Chicago, Illinois 60606
Attn: Ankur Gupta



REAL ESTATE TRANSFER TAX		01-Sep-2017
	CHICAGO:	8,925.00
	CTA:	3,570.00
	TOTAL:	12,495.00 *
14-29-406-030-0000 20170801613972 1-048-081-344		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Sep-2017
	COUNTY:	595.00
	ILLINOIS:	1,190.00
	TOTAL:	1,785.00
14-29-406-030-0000 20170801613972 1-238-731-712		

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EXHIBIT "A"

Legal Description of the Land

LOT 47 IN SUBDIVISION OF BLOCK 3 OF BERGMAN'S SUBDIVISION OF THE WEST 3/4 OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-29-406-030-0000

Common Address: 2716 North Dayton Street, Chicago, Illinois 60614

Property of Cook County Clerk's Office