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17278551150

WARRANTY DEED
STATE OF ILLINOIS

Doc# 1727855115 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 02:22 PM PG: 1 OF 4

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

PT 17-43519

Above Space for Recorder's Use Only

THE GRANTORS, AREN L. FAIRCHILD AND BIRGIT FAIRCHILD, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO PRITESH PATEL AND PUJA PATEL, ^{B.} Husband and wife as tenants by the entirety, of Des Plaines, IL 60018

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

^{ns 527}
PROPERTY ADDRESS: ~~507~~ CHICAGO AVENUE, UNIT D, EVANSTON, ILLINOIS 60202
PERMANENT INDEX NUMBER(S): 11-19-413-079-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEES; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

September 28, 2017

CITY OF EVANSTON 032208

Real Estate Transfer Tax
City Clerk's Office

PAID SEP 25 2017

AMOUNT \$

2575.00

Agent

MB

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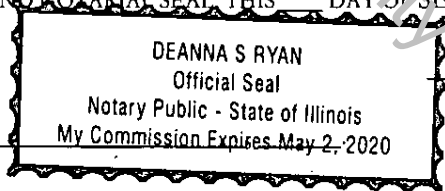
Aren Fairchild (SEAL)
AREN L. FAIRCHILD

Birgit Fairchild (SEAL)
BIRGIT FAIRCHILD

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **AREN L. FAIRCHILD AND BIRGIT FAIRCHILD**, ARE 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 NOTARIAL SEAL THIS DAY OF SEPTEMBER, 2017.



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

This Instrument was Prepared By: Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Send Subsequent Tax Bills to: Pritesh Patel and Puja Patel 527 527 Chicago Ave, Unit D Evanston, IL 60202	After Recording Mail To PRITESH AND PUJA PATEL 527 CHICAGO AVENUE UNIT D EVANSTON, IL 60202
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EXHIBIT A

PARCEL 1:

UNIT 527D, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN DOMINICK'S CONSOLIDATION OF LOTS 15 THROUGH 28, BOTH INCLUSIVE, IN BLOCK 5 IN KEENEY AND RENN'S ADDITION TO EVANSTON, A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 06 DEGREES 00 MINUTES 05 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 382.67 FEET; THENCE SOUTH 83 DEGREES 59 MINUTES 55 SECONDS WEST, 16.81 FEET; THENCE SOUTH 06 DEGREES 00 MINUTES 05 SECONDS EAST 5.00 FEET; THENCE SOUTH 83 DEGREES 59 MINUTES 55 SECONDS WEST, 75.50 FEET; THENCE NORTH 06 DEGREES 00 MINUTES 05 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83 DEGREES 59 MINUTES 55 SECONDS WEST, 19.22 FEET; THENCE NORTH 06 DEGREES 00 MINUTES 05 SECONDS WEST, 24.12 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 55 SECONDS EAST, 1.38 FEET; THENCE NORTH 06 DEGREES 00 MINUTES 05 SECONDS WEST, 17.88 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 55 SECONDS EAST, 20.50 FEET; THENCE SOUTH 06 DEGREES 00 MINUTES 05 SECONDS EAST, 5.00 FEET; THENCE SOUTH 83 DEGREES 59 MINUTES 55 SECONDS WEST, 1.33 FEET; THENCE SOUTH 06 DEGREES 00 MINUTES 05 SECONDS EAST 37.00 FEET; THENCE SOUTH 83 DEGREES 59 MINUTES 55 SECONDS WEST, 1.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE COURTS OF EVANSTON TOWNHOMES RECORDED AS DOCUMENT NUMBER 0317831024.

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REAL ESTATE TRANSFER TAX

02-Oct-2017



COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50

11-19-413-079-0000

20170901617814

0-962-578-368

Property of Cook County Clerk's Office