

UNOFFICIAL COPY

Doc#: 1728518031 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/12/2017 10:26 AM Pg: 1 of 3

Dec ID 20170901629620
ST/CO Stamp 1-301-248-960 ST Tax \$670.00 CO Tax \$335.00
City Stamp 1-309-621-184 City Tax: \$7,035.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTORS, AMIT NAGAR and SONIA SAHNEY NAGAR, husband and wife, of 500 W. Superior #1608, of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to CHRISTINE MENDRALLA, of 555 W. Kenzie Street, Unit 1201, Chicago, IL 60654, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

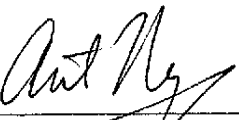
a single woman,
SEE ATTACHED EXHIBIT "A"

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

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(s): 17-09-114-021-1137.
Address(es) of Real Estate: 500 W. Superior, Unit 1608, Chicago, IL 60654.

Dated this 12th ^{SM.} 4th day of October, 2017.



AMIT NAGAR



SONIA SAHNEY NAGAR

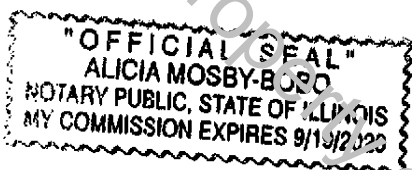
17-1467 1/2

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT AMIT NAGAR and SONIA SAHNEY NAGAR, husband and wife, 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 in the 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 4th day of October, 2017.



[Handwritten Signature]

(Notary Public)

Prepared by:


Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602



Mail To:

Rick Erickson, Esq.
Erickson Ltd.
716 Lee Street
Des Plaines, IL 60016

Name and Address of Taxpayer:

CHRISTINE MENDRALLA
500 W. Superior, Unit 1608
CHICAGO, IL 60654

REAL ESTATE TRANSFER TAX		12-Oct-2017
	CHICAGO:	5,025.00
	CTA:	2,010.00
	TOTAL:	7,035.00 *
17-09-114-021-1137 2017-901629620 1-309-621-184		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-Oct-2017
	COUNTY:	335.00
	ILLINOIS:	670.00
	TOTAL:	1,005.00
17-09-114-021-1137 20170901629620 1-301-248-960		

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EXHIBIT "A"

PARCEL 1:

UNIT 1608 IN THE MONTGOMERY ON SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1 TO 10, LOT 15 (EXCEPT THE WEST 9 FEET), LOTS 16 TO 28 AND THE WEST 19 3/4 FEET OF LOT 11 IN BLOCK 4 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO; LOTS 1 TO 4, (EXCEPT THE WEST 9 FEET OF SAID LOT 4), IN THE SUBDIVISION OF THE WEST 4 1/4 FEET OF LOT 11 AND ALL OF LOTS 12, 13 AND 14 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, AND ALL OF THE EAST-WEST VACATED ALLEY LYING NORTH OF SAID LOT 15 TO 28 (EXCEPT THE WEST 9 FEET THEREOF) ALL IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MAY 18, 2005 AS DOCUMENT 0513822164 AND FIRST AMENDMENT RECORDED JULY 20, 2005 AS DOCUMENT 0520144042, SECOND AMENDMENT RECORDED OCTOBER 4, 2005 AS DOCUMENT 0527739001 AND THIRD AMENDMENT RECORDED OCTOBER 24, 2005 AS DOCUMENT 0529734054, AND 2016 AMENDMENT RECORDED JULY 7, 2016 AS DOCUMENT NUMBER 1618919145, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 196, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0513822164.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT USE OF SHARED FACILITIES, MAINTENANCE, UTILITIES ENCROACHMENTS AND EXTERIOR MAINTENANCE AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 18, 2005 AS DOCUMENT 0513822163.