

72232912

WARRANTY DEED



Doc# 1732008070 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2017 02:43 PM PG: 1 OF 4

The Grantor, Cindy L. Barron, a single woman, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid do hereby SELL, CONVEY, and WARRANT unto the Grantee, Dhaval Sheth, the following described real estate situated in the County of Cook:

** an unmarried man*

SEE ATTACHED LEGAL DESCRIPTION.

Address: 405 N. Wabash Ave., Unit 903, Chicago, Illinois 60611

PIN: 17 10 132 037 1122

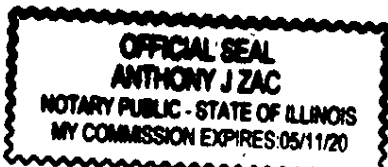
Subject to: covenants, conditions, and restrictions of record, public and utility easements, implied or otherwise; general real estate taxes for the year 2017 First Installment and for subsequent years for general real estate taxes not due and payable at the time of closing. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18th day of September, 2017

Cindy L. Barron

Cindy L. Barron
STATE OF ILLINOIS
COUNTY OF cook

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do hereby certify that Cindy L. Barron appeared before me and did execute this Warranty Deed, freely and voluntarily, for the uses and purposes therein set forth. Given under my hand and official seal this 18th day of September 2017.



BY: *[Signature]*
Notary Public

Prepared By: Wator & Zac, LLC-700 Commerce Dr. Suite 500, Oak Brook, Illinois 60523

Mail to: Dhaval Sheth
2071 Pine Street
Des Plaines, IL, 60018

Send Subsequent Tax bills to:
Dhaval Sheth
405 N. Wabash Ave., #903
Chicago, Illinois 60611

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 903, IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5, IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 9 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

06-Oct-2017



CHICAGO:

1,462.50

CTA:

585.00

TOTAL:

2,047.50 *

17-10-132-037-1122 | 20170901627101 | 1-049-573-312

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

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REAL ESTATE TRANSFER TAX

06-Oct-2017



| | |
|------------------|--------|
| COUNTY: | 97.50 |
| ILLINOIS: | 195.00 |
| TOTAL: | 292.50 |

17-10-132-037-1122

| 20170901627101 |

1-222-643-648