

UNOFFICIAL COPY



Doc# 1801141061 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2018 11:03 AM PG: 1 OF 3

WARRANTY DEED

MAIL TO:

Maulik Patel
2300 N. Commonwealth Ave.
Unit 2C
Chicago, IL 60614

NAME & ADDRESS OF TAXPAYER:

Maulik Patel
2300 N. Commonwealth Ave., Unit 2C
Chicago, IL 60614

GRANTORS, EMMANUEL RODRIGUEZ, married to Maria Jimena Calvin Rueda, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the Grantee, MAULIK PATEL, of 8945 W. Emerson Street, Des Plaines, Illinois, the following described real estate:

SEE LEGAL DESCRIPTION ATTACHED

FIRST AMERICAN TITLE
FILE # 285139

Permanent Index No:
14-33-200-017-1004

Property Address:
2300 N. Commonwealth Avenue, Unit 2C, Chicago, Illinois 60614

SUBJECT TO: (1) General real estate taxes for the year 2017 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Building line and use and occupancy restrictions of record. (4) Zoning laws and ordinances. (5) Easements of record.

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

DATED this 8 day of JANUARY, 2018

EMMANUEL RODRIGUEZ

MARIA JIMENA CALVIN RUEDA

S 1
P 3
S N
SC Y
INT 0

REAL ESTATE TRANSFER TAX	09-Jan-2018
CHICAGO:	1,567.50
CTA:	627.00
TOTAL:	2,194.50 *

14-33-200-017-1004 | 20180101678972 | 1-143-073-824
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	09-Jan-2018
COUNTY:	104.50
ILLINOIS:	209.00
TOTAL:	313.50

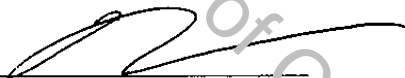
14-33-200-017-1004 | 20180101678972 | 0-274-918-432

UNOFFICIAL COPY

STATE OF Illinois)
) SS
COUNTY OF Cook)

I the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that EMMANUEL RODRIGUEZ and MARIA JIMENA CALVIN RUEDA, 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 notary seal, this 8 day of January, 20 18



Notary Public



My commission expires _____

This instrument was prepared by Richard G. Ross, 851 Providence Drive, Algonquin, IL 60102

UNOFFICIAL COPY

PARCEL 1:

UNIT 2C, IN THE 2300 COMMONWEALTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE FOR THEIR INTENDED PURPOSES OF ALL FACILITIES EXISTING AT THE DATE OF SAID SUPPLEMENT LOCATED IN THE APARTMENT BUILDING PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE SHOPPING CENTER PARCEL, AND LOCATED IN THE SHOPPING CENTER PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE APARTMENT BUILDING PARCEL, RESPECTIVELY, AS CONTAINED IN THE SUPPLEMENT TO THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 22, 1991 AS DOCUMENT NUMBER 91616961.

PARCEL 3:

EASEMENT RIGHTS APPURTENANT TO PARCEL 1 FOR THE USE OF S-13, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005, AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office