

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR(S), KALPESH S. PATEL AND SHILPI D. BHARGAVA, husband and wife, of Des Plaines, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Shoepreme 1 LLC, an Illinois limited liability company having an address of 401 N. DELHIA, PALM RIDGE IL 60068 the following described Real Estate:



Doc# 1801822056 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2018 02:33 PM PG: 1 OF 4

Address of Property: 770 PEARSON ST., UNIT 311, DES PLAINES, IL 60016

Parcel ID Number: 09-17-419-041-1145

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

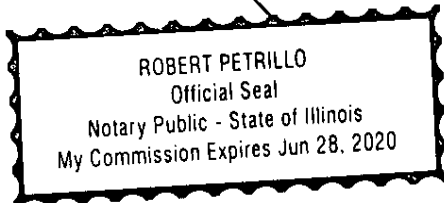
situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2017 and subsequent years.

DATED this 16<sup>th</sup> day of January, 2018

DES PLAINES  
SB ILLINOIS  
770 PEARSON ST # 311  
CITY OF DES PLAINES

Real Estate Transfer Tax  
No. 62392  
\$2.00 per \$1,000.00  
2/28/17



[Signature] (SEAL)  
KALPESH S. PATEL

[Signature] (SEAL)  
SHILPI D. BHARGAVA

SY  
SPH  
SN  
SON  
MCL

REAL ESTATE TRANSFER TAX 18-Jan-2018



COUNTY:	130.00
ILLINOIS:	260.00
TOTAL:	390.00

09-17-419-041-1145 | 20171201675446 | 0-507-216-416

File # AT170068 1 of 1 MD  
After recording mail to:  
Altima Title, LLC.  
644 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

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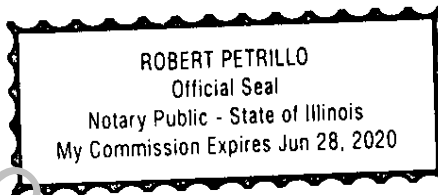
STATE OF IL )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Shilpa Bhargava,  
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 16th day of January, 2018.

  
NOTARY PUBLIC



Prepared by : Parikh Law Group, LLC, 156 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:  
LAW OFFICE OF TRACEY K. ANGEN, P.P.  
17 E. CRYSTAL LAKE AVE  
CRYSTAL LAKE, IL  
60014

SEND SUBSEQUENT TAX BILLS TO:  
SHOPEPREME 1 LLC  
770 PEARSON ST, UNIT 311  
DES PLAINES, IL  
60016

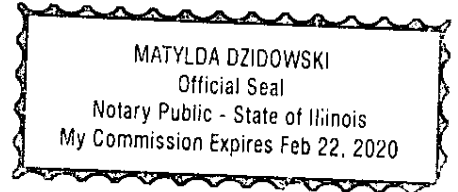
Property of Cook County Clerk's Office


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State of Illinois, County of Cook ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KALPESH S PATEL

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 17 day of JANUARY, 2018



Commission expires FEB 22, 2020 

NOTARY PUBLIC

Property of Cook County Clerk's Office

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ALTA COMMITMENT 2006

File No. AT170068  
Associated File No:

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**EXHIBIT A****PARCEL 1:**

**UNIT 2-311 IN THE LIBRARY COURTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

**PART OF LOT 5 IN LIBRARY PLAZA SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED ON AUGUST 17, 1999 AS DOCUMENT 99784926, IN COOK COUNTY, ILLINOIS,**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 3, 2001 AS DOCUMENT 0010707755 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G2L-25 AND STORAGE SPACE S2L-20, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0010707755 AS AMENDED FROM TIME TO TIME.**

**PARCEL 3:**

**NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON LOT 7 IN LIBRARY PLAZA SUBDIVISION AFORESAID AS GRANTED AND CONVEYED TO IN THE INGRESS AND EGRESS AGREEMENT RECORDED AUGUST 17, 1999 AND KNOWN AS DOCUMENT 99784925, IN COOK COUNTY, ILLINOIS.**

**Address of Property:  
770 PEARSON ST UNIT 311  
DES PLAINES, IL 60016**

**Parcel ID Number: 09-17-419-041-1145**