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Doc#: 1802908054 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2018 09:27 AM Pg: 1 of 3

Dec ID 20170901618096
ST/CO Stamp 0-181-256-736 ST Tax \$637.00 CO Tax \$318.50
City Stamp 0-852-345-376 City Tax: \$6,688.50

WARRANTY DEED

Sujit V. Janardhan and Rekha Vij, husband and wife, 2743 N. Wolcott Ave., Unit 44, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration CONVEY(S) and WARRANT(S) to **Taral Patel and Dhruva T. Patel**, husband and wife, 2743 N. Wolcott Ave., Unit 44, Chicago, IL 60614 ("Grantee"), as tenants by the entirety, the following describe a real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-30-403-070-1008

Address of Real Estate: 2743 N. Wolcott Ave., Unit 44, Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: Jan 5, 2018

[Signature]
Sujit V. Janardhan

[Signature]
Rekha Vij

STATE OF IL)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Sujit V. Janardhan and Rekha Vij** 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 5 day of January, 2018

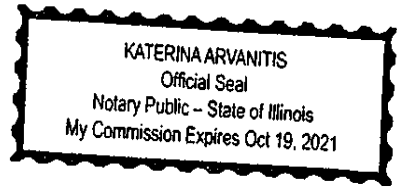
[Signature]
Notary Public

Commission expires: 10/19/21

Prepared By:

Matthew Rich, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Taral Patel and Dhruva Patel
2743 N. Wolcott Ave.
Unit 44
Chicago, IL 60614



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EXHIBIT A LEGAL DESCRIPTION

Order No.: 17SS0094747LP

For APN/Parcel ID(s): 14-30-403-070-1008

PARCEL 1: UNIT NUMBER 44 IN THE WOLCOTT DIVERSEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO PART OF LOT 33 IN MANUFACTURERS ADDITION TO CHICAGO IN SOUTHEAST 1/4 SECTION 30, TOWNSHIP 40, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96522071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96522071.

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