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WARRANTY DEED Statutory Illinois



1804644055D

Doc# 1804644055 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2018 12:57 PM PG: 1 OF 3

Above Space for Recorder's use only

THE GRANTORS, **AKANKSHA PATEL f/k/a AKANKSHA DUDEJA** and **RITEN PATEL**, wife and husband, of 208 W. Washington St. Unit 2010, Chicago, IL, and **PRADEEP K. DUDEJA**, a married man of 1805 Limerick Court, Darien, IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **BORIS KAGANOV**, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, and State of Illinois, to wit

** SINGLE MAN*

PARCEL 1:

UNIT 2010 IN CITY CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;
AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 2001 AS DOCUMENT 0010527300, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 439, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-09-444-032-1184

Commonly known as: 208 W WASHINGTON ST UNIT 2010, CHICAGO, IL 60606

Handwritten notes:
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SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; condominium declaration and bylaws, if any; and general real estate taxes for the year 2017 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not a homestead property as to PRADEEP K. DUDEJA.

NOT HOMESTEAD PROPERTY AS TO PRADEEP K DUDEJA SPOUSE

AT 170073 1 of 2 MD

After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hands this 27 day of January, 2018.

Pradeep K. Dudeja
PRADEEP K. DUDEJA


State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PRADEEP K. DUDEJA, in his own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.



Given under my hand and official seal, this 27th day of January, 2018.

Commission expires March 7, 2020 Maureen Gill
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		15-Feb-2018
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *

17-09-444-032-1184 | 20180101690457 | 0-181-490-720
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Feb-2018
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00

17-09-444-032-1184 | 20180101690457 | 1-224-749-600

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IN WITNESS WHEREOF, the said GRANTORS HAVE hereunto set their hands this 26 day of January, 2018.



 AKANKSHA PATEL f/k/a AKANKSHA DUDEJA



 RITEN PATEL

State of IL)
) ss.
 County of DeKalb)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **AKANKSHA PATEL f/k/a AKANKSHA DUDEJA** and **RITEN PATEL**, in his or her own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he or she signed and delivered the said instrument as his or her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of January, 2018.

Commission expires 2/18/18


 NOTARY PUBLIC

IMPRESS
SEAL
HERE

OFFICIAL SEAL
 FEDERICO A. RODRIGUEZ
 Notary Public - State of Illinois
 My Commission Expires Feb 18, 2018

This instrument prepared by Jayal Amin, Amin Law Offices, Ltd., 1900 E. Golf Road – Suite 1120, Schaumburg, IL 60173

<p><u>Mail To:</u></p> <p>Jay Zabel & Associates, Ltd. 55 West Monroe, Suite 3950 Chicago, Illinois 60603</p>	<p><u>Name and address of Taxpayer:</u></p> <p>Boris Kaganov 208 W. Washington St. Unit 2010 Chicago, IL</p>
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