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17ST08567N

212KJLSE

Warranty Deed

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Doc#: 1806118052 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/02/2018 01:56 PM Pg: 1 of 3

Dec ID 20180201699021
ST/CO Stamp 1-442-204-192 ST Tax \$570.00 CO Tax \$285.00
City Stamp 1-475-157-024 City Tax: \$5,985.00

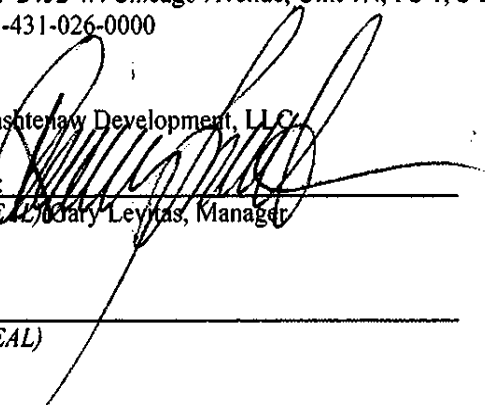
ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Washtenaw Development, LLC of the Village of Northbrook, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Amit Bhatia and Simone Bhatia, Husband and Wife, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2017 and subsequent years, not yet due or payable. Covenants, conditions and restrictions of record, public and utility easements, (1) year limited warranty waiving the implied Warranty of Habitability between Developer and the First Grantee; acts done by or suffered through Buyer, condominium declaration and bylaws, if any, and the Condominium Property Act; Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions and restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein. ADDRESS: 2432 W. Chicago Avenue, Unit 1N, PS-1, S-2, Chicago, Illinois 60622 PIN: 16-01-431-026-0000

The date of this deed of conveyance is February 23, 2018.

Washtenaw Development, LLC

By: 

(SEAL) Gary Levitas, Manager

(SEAL)


(SEAL)

(SEAL)

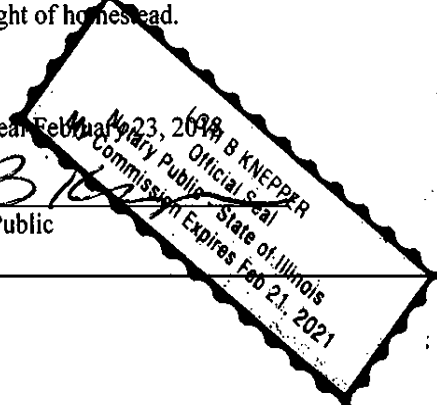
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, Manager of Washtenaw Development, LLC, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal February 23, 2018



Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 2432 W. Chicago Avenue, Unit 1N, PS-1, S-2, Chicago, Illinois 60622

Permanent Real Estate Index Number(s): 16-01-431-026-0000

Property of Cook County Clerk's Office

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60622

Send subsequent tax bills to:
Amit Bhatia and Simone Bhatia
2432 W. Chicago Avenue, Unit 1N
Chicago, Illinois 60622

Recorder-mail recorded document to:

Amit Bhatia
2432 W. Chicago Ave. #1N
Chicago, IL 60622

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**CHICAGO TITLE
COMPANY**

LEGAL DESCRIPTION

Order No.: 17ST08567NB

For APN/Parcel ID(s): 16-01-431-026-0000

Parcel 1: Unit 114 in the 2432 W. Chicago Avenue Condominium Association as delineated on a Survey of the following described property:

Lot 35 and the West 18 feet of Lot 36 in Read's Subdivision of the Southeast 1/4 of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 1, 2017 as document 1721318024, as amended from time to time, together with it's undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space PS-1 and Storage Space S-2, as limited common elements, as delineated on the Survey attached to the Declaration recorded as document 1721318024.

Cook County Clerk's Office