

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

MAIL TAX BILL TO:

Luis R. Erazo
235 W. Van Buren Street, Unit 2518
Chicago, IL 60607

PRO TITLE GROUP, INC.

**5110 MAIN STREET
DOWNEERS GROVE, IL 60515**

THE GRANTORS

Simmi Bhatia n/k/a Simmi Chhabra and
Ravinder Kumar n/k/a Ravi Kumar Chhabra, Wife and Husband of the 109 Sonoma Blvd
Vaughan ON L4H1N8, Canada, for and in consideration of Ten and xx/100's Dollars, and other
good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to Luis R. Erazo, of
680 S. Federal St., #410, Chicago, Illinois, the following described Real Estate situated in the
County of Cook, State of Illinois, to wit:

UNIT 2518 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN
BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION
OF CONDOMINIUM RECORDED AS DOCUMENT 0915934934, AS AMENDED FROM
TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS.

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

SUBJECT TO: covenants, conditions, Declarations and By-Laws and as amended from time to
time, building lines and easements, and restrictions of record; and to General Taxes for 2017 and
subsequent years.

Permanent Real Estate Index Number(s): 17-16-238-028-1824

Address of Real Estate: 235 W. Van Buren Street, Unit 2518, Chicago, Illinois 60607.

REAL ESTATE TRANSFER TAX 19-Jun-2018



CHICAGO: 1,725.00
CTA: 690.00
TOTAL: 2,415.00 *

17-16-238-028-1824 | 20180601699493 | 1-653-427-488

*Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 19-Jun-2018



COUNTY: 115.00
ILLINOIS: 230.00
TOTAL: 345.00

17-16-238-028-1824 | 20180601699493 | 0-492-995-360

18171080210

Doc# 1817108021 Fee \$40.00

LRHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2018 10:03 AM PG: 1 OF 2

1804022 COOK
PRO TITLE GROUP, INC

CCRD REVIEW:

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Dated this 11th day of June, 2018.

[Signature]
Ravinder Kumar

[Signature]
Ravi Kumar Chhabra

State of New York, County of Erie } ss.

I, John P. Duffy, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ravinder Kumar n/k/a Ravi Kumar Chhabra, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 11th day of June, 2018.

JOHN P. DUFFY
Notary Public, State of NY
No. 01DU6299728
Qualified in Erie County
My Commission Expires March 31, 2022

[Signature]
Simmi Bhatia

Notary Public

[Signature]
Simmi Chhabra

State of New York, County of Erie } ss.

I, John P. Duffy, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Simmi Bhatia n/k/a Simmi Chhabra, 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 notarial seal this 11th day of June, 2018.

JOHN P. DUFFY
Notary Public, State of NY
No. 01DU6299728
Qualified in Erie County
My Commission Expires March 31, 2022

MAIL DEED TO:

LUIS R. ERAZO

235 W. VAN BUREN Apt. 2518

CHICAGO IL 60607

Notary Public