



1818041002D

Doc# 1818041002 Fee \$42.00

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/29/2018 09:28 AM PG: 1 OF 3

FIRST AMERICAN TITLE
FILE # 2918683

FATIC No.: 2918683

THE GRANTOR(S) Olivia Kate Tragesser Breden, a married woman, of Chicago, IL, 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:

↓
Veeral Patel and Shayna Dattani

husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety, of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1E IN THE 1254 WEST JACKSON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 31 AND 32 IN THE SUBDIVISION OF BLOCKS 16 AND 17 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 19, 1950, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 7, 2009 AS DOCUMENT NUMBER 0918845049; AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE G-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0918845049.

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; and general real estate taxes not due and payable at the time of Closing.


Address: 1254 West Jackson, 1E, Chicago, IL 60607
PIN: 17-17-113-120-1001 VOL. 591

BLVD @

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P 3
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INT ✓



UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	22-Jun-2018
	CHICAGO: 8,043.75
	CTA: 3,217.50
	TOTAL: 11,261.25 *

17-17-113-120-1001 | 20180601604851 | 0-235-113-760

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

REAL ESTATE TRANSFER TAX	22-Jun-2018
 	COUNTY: 536.25
	ILLINOIS: 1,072.50
	TOTAL: 1,608.75

17-17-113-120-1001 | 20180601604851 | 0-621-548-832

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By: [Signature]
Olivia Kate Tragesser Breden

By: [Signature]
Steven Breden, married to Olivia Kate Tragesser Breden,
not as Grantor, but solely for the purpose of releasing
and waiving any and all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

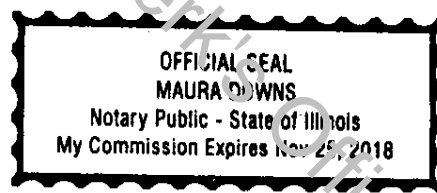
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Olivia Kate Tragesser Breden and Steven Breden, personally known to me (or proved with satisfactory evidence) to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal
this 7 day of June 20 18

[Signature]
Notary Public



Prepared by:
Brooke H. Matteucci
Matteucci Law Office
744 S. Spring Ave.
La Grange, IL 60525

Mail to:
Veeral Patel + Shayna Dattani
1254 W. Jackson 1E
Chgo IL 60607

Name and Address of Taxpayer:
Veeral Patel and Shayna Dattani
1254 West Jackson, 1E, Chicago, IL 60607

Address: 1254 West Jackson, 1E, Chicago, IL 60607
PIN: 17-17-113-120-1001 VOL. 591