

1 of 2

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Warranty Deed

Doc#: 1821455041 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2018 09:53 AM Pg: 1 of 3

Dec ID 20180601615457
ST/CO Stamp 2-071-574-304 ST Tax \$460.00 CO Tax \$230.00
City Stamp 0-813-987-616 City Tax: \$4,830.00

NORTH AMERICAN TITLE CO.
18-265805

Above Space for Recorder's Use Only

THE GRANTORS, ROHIT VERMA and MADHVI VERMA, husband and wife, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, **CONVEY and WARRANT to SAMANTHA FLEPS, an unmarried woman,** 539 Lincoln Street, Roselle, Illinois 60172, the following described real estate located in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 17-09-241-036-1154

Address of Real Estate: 545 N. Dearborn Street, #2303, Chicago, Illinois 60654

REMAINDER OF DOCUMENT INTENTIONALLY LEFT BLANK

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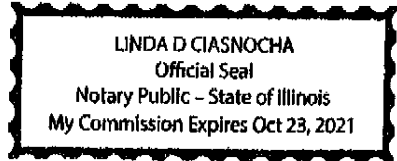
Dated this 16th day of June, 2018.

Rohit Verma (SEAL)
ROHIT VERMA

Madhi Verma (SEAL)
MADHVI VERMA

State of Illinois, Cook County - ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **ROHIT VERMA and MADHVI VERMA, husband and wife**, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 16th day of June, 2018.



Commission expires 10/23/2021

Linda D Ciasnocha
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 - (773) 853-0428

Upon recording mail to:

DEAN GALANPOULOS
340 W. Butterfield Road
Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Samantha Fieps
545 N. Dearborn #2303
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		01-Aug-2018
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
17-09-241-036-1154 20180601613340 0-344-782-624		

REAL ESTATE TRANSFER TAX		01-Aug-2018
	CHICAGO:	2,325.00
	CTA:	930.00
	TOTAL:	3,255.00 *
17-09-241-036-1154 20180601613340 0-112-064-288		
* Total does not include any applicable penalty or interest due.		

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15826-18-265805-IL

Property Address: 545 N. Dearborn Street, #2303, Chicago, IL 60654

Parcel ID: 17-09-241-036-1154

Parcel 1:

Unit W2303, in The Residences at Grand Plaza Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza, as said lots are located and delineated both horizontally and vertically in said subdivision, being a resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also of Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded December 29, 2003 as document no. 0336327024 which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded October 26, 2005, as document 0529910137, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 3, 2005 as document 0521518064.