

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2935224



\*18257040540\*

Doc# 1825704054 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 12:28 PM PG: 1 OF 2

Document prepared by:

John P. Antonopoulos  
15419 127<sup>th</sup> Street  
Lemont, IL 60439

Mail document to:

Carmen Serrano  
739 S. Western Ave., Suite 1  
Chicago, IL 60612

Mail tax bills to:

Prerak P. Patel  
1455 N. Sandburg Terrace, Unit 706  
Chicago, IL 60610

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that the Grantor, TERRACE PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BY CARMEN SABIA, its Member/Manager and DANA SABIA, its Member/Manager, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars and no/100, in hand paid, CONVEY and WARRANT to PRERAK P. PATEL, of 1281 Winding Way, Bolingbrook, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See legal description on reverse side hereof *KS ka single man*

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

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: 1455 N. Sandburg Terrace, Unit 706, Chicago, IL 60610 FIN# 17-04-207-086-1463

Dated this 3rd day of September, 2018.

TERRACE PROPERTIES, LLC  
An Illinois Limited Liability Company

*Carmen F. Sabia*  
By: CARMEN SABIA, Member/Manager

TERRACE PROPERTIES, LLC  
An Illinois Limited Liability Company

*Dana E. Sabia*  
By: DANA SABIA, Member/Manager

State of Illinois County of Cook } I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that TERRACE PROPERTIES, LLC, an Illinois Limited Liability Company, by CARMEN SABIA, its Member/Manager and DANA SABIA, its Member/Manager, 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. Given under my hand and official seal this 3rd day of September, 2018.



*Susan L. Burke*  
Notary Public

S   
P 12  
S N  
SC 16  
INT 10

EXHIBIT A

# UNOFFICIAL COPY

## LEGAL DESCRIPTION


Legal Description: UNIT NUMBER 706-B IN THE CARL SANDBURG VILLAGE CONDOMINIUM NO. 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:



A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSIONS NO. 3, BEING A CONSOLIDATION OF LOTS AND PART OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25032909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-04-207-086-1463 Vol. 498

Property Address: 1455 N Sandburg Ter Unit 706, Chicago, Illinois 60610

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Sep-2018
	CHICAGO:	1,417.50
	CTA:	567.00
	<b>TOTAL:</b>	<b>1,984.50 *</b>
17-04-207-086-1463   20180901674312   0-644-042-400		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		10-Sep-2018
	COUNTY:	94.50
	ILLINOIS:	189.00
	<b>TOTAL:</b>	<b>283.50</b>
17-04-207-086-1463   20180901674312   0-615-288-992		