

# UNOFFICIAL COPY



Doc# 1826704015 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/24/2018 11:39 AM PG: 1 OF 3

## WARRANTY DEED

~~TENANCY BY THE ENTIRETY~~

Statutory (Illinois)  
(Individual to Individual)

## FIRST AMERICAN TITLE

FILE # 20180928

Above Space for Recorder's Use Only

THE GRANTOR(S) Dhruv Chadha and Rashi Kumra husband and wife of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Amrita Choithani, a single woman individually,  
520 S. State Street #1211, Chicago, IL 60605

~~has as joint tenants with rights of survivorship, or as tenants in common, but as TENANTS BY THE ENTIRETY,~~ the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

### LEGAL DESCRIPTION ATTACHED 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. TO HAVE AND TO HOLD said premises ~~to the said grantee, his heirs and assigns forever, and as tenants in common, but as TENANTS BY THE ENTIRETY~~ forever.

SUBJECT TO: General taxes for 2018 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 17-16-247-067-1124

Address(es) of Real Estate: 520 South State Street, Unit 1211, Chicago, IL 60605

Dated this 12<sup>th</sup> day of September, 2018

Dhruv Chadha by Morreale  
Real Estate Services, Inc. by (SEAL)  
\* US Attorney in Fact  
Dhruv Chadha by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact

Rashi Kumra by Morreale  
Real Estate Services, Inc. by (SEAL)  
\* US Attorney in Fact  
Rashi Kumra by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact

REAL ESTATE TRANSFER TAX		18-Sep-2018
	CHICAGO:	3,412.50
	CTA:	1,365.00
	TOTAL:	4,777.50
17-16-247-067-1124   20180901680954   1-195-247-776		
* Total does not include any applicable penalty or interest due.		

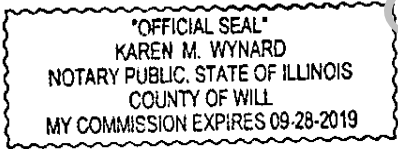
REAL ESTATE TRANSFER TAX		18-Sep-2018
	COUNTY:	227.50
	ILLINOIS:	455.00
	TOTAL:	682.50
17-16-247-067-1124   20180901680954   0-251-064-480		

SY  
P3  
S  
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INT

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✓ State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Linda Freeman, Attorney in Fact for Dhruv Chadha and Rashi Kumra husband and wife 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



Given under my hand and official seal, this 12<sup>th</sup> day of September, 2018

Commission expires 9-28-2019  
Karen M. Wynard  
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLEN, ILLINOIS 60137

MAIL TO:

Amrita Chaitani  
(Name)  
520 S. State St. # 1211  
(Address)  
Chicago IL 60605  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Amrita Chaitani  
(Name)  
520 S. State St. # 1211  
(Address)  
Chicago IL 60605  
(City, State and Zip)

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## LEGAL DESCRIPTION

### PARCEL 1:

DWELLING UNIT 1211 IN LIBRARY TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0812949046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE 303 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

### SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Property of Cook County Clerk's Office