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WARRANTY DEED
ILLINOIS STATUTORY

410418745G '13

GIT

Doc#: 1827119132 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2018 10:21 AM Pg: 1 of 2

Dec ID 20180901690464
ST/CO Stamp 1-759-778-976 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-943-738-528 City Tax: \$3,150.00

Property of Cook County Clerk's Office

not party to a civil union

THE GRANTOR, David Grout, a bachelor, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to Anay K. Patel and Callie Patel, husband and wife, 21455 Georgetown Rd., Frankfort, Illinois 60423, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


UNIT F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 857 WEST ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 87341979, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, party wall rights and agreements; and general taxes for the year 2018 and subsequent years,

Permanent Real Estate Index Number: 14-32-409-069-1006
Address of Real Estate: 1971 N. Fremont Street, Unit F, Chicago, IL 60614



Dated this 24 day of September, 2018


David Grout

REAL ESTATE TRANSFER TAX	27-Sep-2018
 CHICAGO:	2,250.00
CTA:	900.00
TOTAL:	3,150.00 *

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

REAL ESTATE TRANSFER TAX	27-Sep-2018
 COUNTY:	150.00
 ILLINOIS:	300.00
TOTAL:	450.00

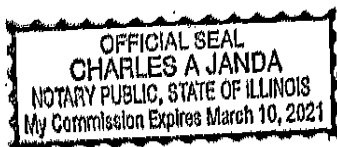
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Grout, 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 seal, this 24 day of Sept, 2018



Charles A Janda
Notary Public

Prepared By: Charles A. Janda
120 N. LaSalle St., Ste. 1040
Chicago, IL 60602

Mail To: Parikh Law Group, LLC
150 S. Wacker Dr.
Ste. 2600
Chicago, IL 60606

Name & Address of Taxpayer:

Anay K. Patel, Callie M. Patel

~~1971 N. Fremont Street, Unit F~~~~Chicago, IL 60614~~

1743 N. Maplewood Ave.

Chicago, IL 60647

Property of Cook County Clerk's Office