

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

Doc#: 1830506280 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/01/2018 12:26 PM Pg: 1 of 4

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Dec ID 20181001613522
ST/CO Stamp 1-138-121-888
City Stamp 0-787-647-648

The Grantor(s), Ameen J. Poonja, married to Naleena A. Poonja, of 700 W. Van Buren St., Unit PH7, Chicago, Illinois 60607, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Ameen J. Poonja and Naleena A. Poonja, husband and wife, of 700 W. Van Buren St., Unit PH7, Chicago, Illinois 60607.

(Strike Inapplicable)

1. ~~As Tenants In Common~~
2. ~~Not as Tenants in Common, but as Joint Tenants~~
3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever

the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit: (See Attached for Legal Description)

4. 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 not as Joint Tenants, not as Tenants In Common, but as Tenants By The Entirety, forever.

Subject to: See attached Legal Description.

Permanent Real Estate Index Number: 17-16-117-040-1097
Address of Real Estate: 700 W. Van Buren St., Unit PH7, Chicago, Illinois 60607

Dated this 22 day of October, 2018.

FIDELITY NATIONAL TITLE CL 18029060


Ameen J. Poonja

State of IL, County of COOK ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ameen J. Poonja, married to Naleena A. Poonja, 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.

Given under my hand and official seal, this 22nd day of October, 2018.

Commission expires: 10/22/2020


NOTARY PUBLIC

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LEGAL DESCRIPTION

Of premises commonly known as: 700 W. Van Buren St., Unit PH7, Chicago, Illinois 60607

See Attached Exhibit A.

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

REAL ESTATE TRANSFER TAX	30-Oct-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *
17-18-117-040-1087 20181001813522 0-787-647-848	

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

REAL ESTATE TRANSFER TAX	30-Oct-2018
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
17-18-117-040-1087 20181001813522 1-138-121-888	

MAIL TO:

Toral Patel
20 N. Wacker Dr., Suite 2250
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Ameen and Naleena Poonja
700 W. Van Buren St., Unit PH7
Chicago, Illinois 60607

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EXHIBIT 'A'

PARCEL 1: UNIT 1507 IN THE 700 W. VAN BUREN CONDOMINIUM AS DELINEATED ON A SUVERY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 TO 8 IN MICAJAM GLASSCOCK'S SUBDIVISION OF LOTS 8 TO 12 IN BLOCK 21 IN THE SCHOOL SECTION ADDITION TO SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010777255 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE 29, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT 0010777255 AND AMENDED FROM TIME TO TIME.

**FOR INFORMATION PURPOSES ONLY:
THE SUBJECT LAND IS COMMONLY KNOWN AS:
700 West Van Buren Street, Unit PH7
Chicago, IL 60607**

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 22 | 2018

SIGNATURE:
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Toral Patel

By the said (Name of Grantor): Ameen J. Poonja

On this date of: 10 | 22 | 2020

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 10 | 22 | 2018

SIGNATURE:
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Toral Patel

By the said (Name of Grantee): Nateena A. Poonja

On this date of: 10 | 22 | 2020

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)