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# UNOFFICIAL COPY

## Warranty Deed Statutory (ILLINOIS) (Joint Tenancy)

Doc#: 1903916128 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/08/2019 12:27 PM Pg: 1 of 2

Dec ID 20190101687100  
ST/CO Stamp 1-794-918-816 ST Tax \$220.00 CO Tax \$110.00  
City Stamp 1-312-321-952 City Tax: \$2,310.00

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### THE GRANTOR

DIANE DAVIS, <sup>a single woman</sup> ~~an unmarried person~~, and not a party to a civil union, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and 00/100s (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to

RAKESH GOYAL, and DEEPIKA GOYAL,  
356 Jennifer Lane <sup>husband and wife</sup>  
Roselle, Illinois 60172

(The Above Space For Recorder's Use Only)

not in Tenancy in Common, but in **JOINT TENANCY** the following described Real Estate situated in the County of Cook, to wit: (See Exhibit A attached for legal description) 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 in Tenancy in Common, but in Joint Tenancy forever. **SUBJECT TO** covenants, conditions, and restrictions of record including all covenants, conditions, and restrictions contained in the Declaration of Easements recorded as document number 15872991; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies; all special governmental taxes or assessments confirmed or unconfirmed; building lines and easements, including easements established by or implied from the Declaration of Easements recorded as document number 15872991; general real estate taxes for 2018 and subsequent years; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number: 11-30-322-034-0000  
Address of Property: 7244 North Ridge Boulevard, Chicago, Illinois 60645

DATED this 1<sup>ST</sup> day of FEBRUARY, 20 19

*Diane Davis*

(SEAL) \_\_\_\_\_ (SEAL)

PLEASE PRINT OR TYPE NAME(S)  
DIANE DAVIS

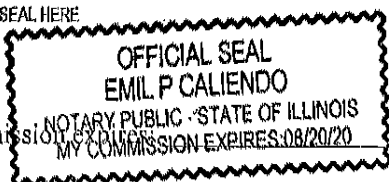
BELOW SIGNATURE(S)

(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIANE DAVIS, an unmarried person, and not a party to a civil union, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, 1<sup>ST</sup> day of February, 20 19.

IMPRESS SEAL HERE



Commission Expires 08/20/20

*Emil Caliendo*  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Emil Caliendo, Attorney at Law, 70 West Madison, Suite 2222, Chicago, IL 60602  
(NAME AND ADDRESS)

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOT 2 (EXCEPT THE NORTH 19 FEET MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 2) AND OF LOT 3 (EXCEPT THE SOUTH 4.1 FEET THEREOF) TAKEN AS A TRACT IN BLOCK 11 IN CONGDON'S RIDGE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF A STRAIGHT LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID TRACT, A POINT WHICH LIES WEST OF A STRAIGHT LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID TRACT AT POINT WHICH IS 52 FEET 5-3/4 INCHES WEST OF THE SOUTHEAST CORNER THEREOF AND EAST OF A STRAIGHT LINE DRAWN PERPENDICULAR TO SOUTH LINE OF SAID TRACT TO A POINT WHICH IS 74 FEET 10 INCHES WEST OF THE SOUTHEAST CORNER THEREOF, TOGETHER WITH THE SOUTH 9 FEET 9 INCHES OF THE NORTH 20 FEET 6-1/4 INCHES (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT WHICH LIES WEST OF A STRAIGHT LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID TRACT AT A POINT WHICH IS 141 FEET 9-1/8 INCHES WEST OF THE SOUTHEAST CORNER THEREOF.

### PARCEL 2:

EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE AS SET FORTH IN THE DECLARATION OF EASEMENTS AND PROTECTIVE COVENANTS RECORDED APRIL 5, 1954 AS DOCUMENT 15873991, IN COOK COUNTY, ILLINOIS.



Address: 7244 North Ridge Boulevard, Chicago, Illinois 60645  
PIN: 11-30-322-034-0000

### MAIL TO:

Rakesh Goyal and Deepika Goyal  
(Name)

356 Jennifer Lane  
(Address)

Roselle, Illinois 60172  
(City, State and Zip)


REAL ESTATE TRANSFER TAX		08-Feb-2019
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00
11-30-322-034-0000   20190101687100   1-794-918-816		

### SEND SUBSEQUENT TAX BILLS TO:

Rakesh Goyal and Deepika Goyal  
(Name)

356 Jennifer Lane  
(Address)

Roselle, Illinois 60172  
(City, State and Zip)

REAL ESTATE TRANSFER TAX		08-Feb-2019
	CHICAGO:	1,650.00
	CTA:	660.00
	TOTAL:	2,310.00 *
11-30-322-034-0000   20190101687100   1-312-321-952		

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