

# UNOFFICIAL COPY

Doc#: 1906518134 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/06/2019 11:54 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20190201610783  
ST/CO Stamp 1-427-044-768 ST Tax \$158.00 CO Tax \$79.00  
City Stamp 0-248-055-200 City Tax: \$1,659.00

*Return to:*  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

(The Above Space for Recorder's Use Only)

19-49576

1/2

THE GRANTOR YangShah, LLC of 1748 North Crilly Court, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Bruce C. Theobald, as Trustee of Declaration of the Bruce C. Theobald Revocable Living Trust dated November 26, 2012 of 1960 North Lincoln Park West, Unit 502, Chicago, IL 60614, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**THIS IS NOT HOMESTEAD PROPERTY**

Permanent Index Number(s): 14-33-422-068-1018

Property Address: 1636 North Wells Street, Unit 504, Chicago, IL 60614

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 (2nd installment) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 19 day of February, 2019.

X Mina Yang  
YangShah, LLC  
By: Mina Yang, Member

X Chirag Shah  
YangShah, LLC  
By: Chirag Shah, Member

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mina Yang and Chirag Shah of YangShah, LLC are 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 in the 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 notarial seal, this 19<sup>TH</sup> day of FEBRUARY, 2019.

*Jennie Balkas*  
Notary Public, JENNIE BALKAS



THIS INSTRUMENT PREPARED BY  
Law Office of Michelle Laiss  
1530 West Fullerton Avenue  
Chicago, IL 60614

~~MAIL TO:~~  
Vytenis Lietuvninkas  
ATTORNEY AT LAW  
4536 W. 63rd Street  
Chicago, IL 60629

19120

SEND SUBSEQUENT TAX BILLS TO:

Bruce G. Theobald Management  
1636 North Wells Street  
Unit 504 1960 N. Lincoln Park West #302  
Chicago, IL 60614  
Chgo 60614

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### Parcel 1:

Unit 504 in Americana Towers Condominium, as delineated on a survey of the following described parcel of real estate (hereinafter referred to as parcel):

Sub-lot 14 in the subdivision of Lots 14 to 19 the south 63 feet of Lot 13 in Gale's North Addition to Chicago in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; also lots and parts of lots in the subdivision of Lot 20 in Gale's North Addition to Chicago, aforesaid; also lots and parts of lots in the subdivision of Lot 21 in Gale's North Addition to Chicago, aforesaid; Which survey is attached as exhibit a to declaration of condominium recorded as document number and files as LR2991060 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel 2:

Easement created by grant dated October 26, 1926 and filed October 29, 1926 as document LR326084, for the purpose of ingress and egress over the south 8 feet of lot 4 (except that part taken for north Franklin street) in the subdivision Lot 21 in Gale's North Addition to Chicago, in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

14-33-422-068-1018