

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY



Doc# 1907718117 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/18/2019 01:22 PM PG: 1 OF 3

AP 1901863 2019

THE GRANTOR(S), Emily Rose Cassato married to Casey Clark as non-title holding spouse*, 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, CONVEY(S) and WARRANT(S) to Karan Patel, single man, of 405 N. Wabash, Apt. 1601, Chicago, IL 60611 and Ashley Stewart, single woman, of 159 N. Jackson St., Apt. 415, Milwaukee, WI 53202 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

E. *as Joint Tenants

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not yet due and payable at the time of closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-32-222-049-1009; 14-32-222-049-1015

Address(es) of Real Estate: 1122 W. Armitage Ave., Unit 402 and P-6, Chicago, IL 60614

Dated this 23 day of February, 2019

Emily Rose Cassato

*Casey Clark, who joins in the execution hereof solely to waive any homestead rights he may have

Near North National Title
222 N. LaSalle
Chicago, IL 60601



REAL ESTATE TRANSFER TAX		18-Mar-2019
	CHICAGO:	4,331.25
	CTA:	1,732.50
	TOTAL:	6,063.75 *

14-32-222-049-1009 | 20190301617290 | 0-744-945-056

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

REAL ESTATE TRANSFER TAX		18-Mar-2019
	COUNTY:	288.75
	ILLINOIS:	577.50
	TOTAL:	866.25

14-32-222-049-1009 | 20190301617290 | 0-387-132-832

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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 Emily Rose Cassato and Casey Clark, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 23 day of February, 2019



Julie A Zarn (Notary Public)

API901863

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington, Suite 900
Chicago, IL 60602

Mail To:
Ms. Lisa J. Saul
Attorney at Law
24 W. Erie St., Suite 4A
Chicago, IL 60654

Name & Address of Taxpayer:
Karan Patel, Ashley Stewart
1122 W. Armitage Ave., Unit 402
Chicago, IL 60614

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Legal Description

Commitment Number: AP1901863

UNITS 402 AND P-6 IN THE VICTORIAN GENTLEMAN I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF 10 OF SHEFFIELD'S ADDITION) IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

End of Schedule A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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