

# UNOFFICIAL COPY

190289400566  
WARRANTY DEED

Joint Tenancy

1/2

Mail To:  
Kevin Mitrick  
141 W. Jackson Blvd., #2800  
Chicago, Illinois 60604

Doc#: 1908646033 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/27/2019 12:21 PM Pg: 1 of 2

Dec ID 20190201693287  
ST/CO Stamp 1-053-744-544 ST Tax \$460.00 CO Tax \$230.00  
City Stamp 0-958-258-592 City Tax: \$4,830.00

Name and Address of Taxpayer:  
Matthew Martin and Dallas Martin  
1435 S. Prairie Ave., Unit C  
Chicago, Illinois 60605

THE GRANTOR APURVA DAVE and SHAILI BHATT, Husband and wife, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good valuable consideration in hand paid,

CONVEY and WARRANT to MATTHEW D. MARTIN and DALLAS A. MARTIN, <sup>\*</sup> of Chicago, not as Tenants in Common ~~but~~ <sup>Not</sup> as Joint Tenants with right of survivorship, <sup>\*</sup> all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*\* husband and wife  
xx but as Tenants by the Entirety*

See legal attached

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

Permanent Index Number: 17-22-110-035-1033

Attorney's Title Guaranty Fund, Inc.  
1 S. Wacker Dr. Ste. 2400  
Chicago, IL 60606-4650  
Recording Department

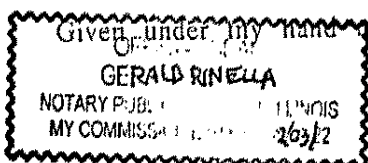
Property Address: 1435 S. Prairie Ave., Unit C, Chicago, Illinois 60605

Dated this 15 day of March, 2019.

APURVA DAVE

SHAILI BHATT

State of Illinois County of Cook ss,I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that APURVA DAVE and SHAILI BHATT, Husband and wife, personally 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 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 15<sup>th</sup> day of March, 2019.  
  
Notary Public

Prepared by: Gerald Rinella 1410 East Rosita Drive, Palatine, Illinois 60074

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Permanent Index Number:**  
Property ID: 17-22-110-035-1033

**Property Address:**  
1435 S Prairie Ave Unit C  
Chicago, IL 60605

**Legal Description:**  
PARCEL 1:

UNIT NUMBER E-40 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST 1/4 FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST 1/4 OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 1240.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 68.00 FEET THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT NUMBER 96318235; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.