

# UNOFFICIAL COPY

## WARRANTY DEED

This agreement, made this 27th day of March 2019, between, **Stone Lavi I, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State Illinois, party of the first part, and **Bhadresh Soni and Miloni Patel**, ~~a married couple~~, of City of Chicago, State of Illinois,

Doc#: 1909806047 Fee: \$50.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/08/2019 10:04 AM Pg: 1 of 2

Dec ID 20190301631146  
ST/CO Stamp 0-892-663-200 ST Tax \$523.00 CO Tax \$261.50  
City Stamp 1-130-216-864 City Tax: \$5,491.50

*Sic-01146 61098 1002*  
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Members of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, not as tenants in common, but as joint tenants, all the following described real estate, situated and described as follows, to wit

See Attached "Exhibit A"

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

COMMONLY KNOWN AS: 5158 W Ainslie Street, Chicago IL 60630

PIN: 13-09-420-023-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; disclosed leases; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for year 2019 and subsequent years.

Together with all singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns not as Joint Tenant forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member, the day and year first above written.

STONE LAVI, LLC

*[Signature]*  
Sharone Lavi as its authorized Member

STATE OF ILLINOIS     )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Sharone Lavi, as its authorized Member, is personally known to me, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 27th day of March, 2019.

*[Signature]*  
Notary Public



This instrument prepared by: Ian B. Berliner, Esq., 53 W. Jackson Blvd., Suite 1515, Chicago, IL 60604

After recording, return to:

Send Subsequent Tax Bills to: Bhadresh Soni, 9214 N. Ashland Ave, N. IL 60714


# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A



ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

LOT 25 IN ELDRED'S RESUBDIVISION OF BLOCK 30 IN THE VILLAGE OF JEFFERSON IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX		02-Apr-2019
	CHICAGO:	3,922.50
	CTA:	1,569.00
	TOTAL:	5,491.50 *
13-09-420-023-0000   20190301631146   1-130-216-864		

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

REAL ESTATE TRANSFER TAX		02-Apr-2019
	COUNTY:	261.50
	ILLINOIS:	523.00
	TOTAL:	784.50
13-09-420-023-0000   20190301631146   0-892-663-200		

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

