

# UNOFFICIAL COPY

## WARRANTY DEED TENANCY BY THE ENTIRETY

Statutory (Illinois)  
(Individual to Individual)

Doc#: 1909945008 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/09/2019 09:12 AM Pg: 1 of 3

Dec ID 20190301634651  
ST/CO Stamp 0-892-624-288 ST Tax \$410.00 CO Tax \$205.00  
City Stamp 0-540-230-560 City Tax: \$4,305.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Brandon Foley and Allison Foley husband and wife of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Rahul Banga and Amrit Banga ~~Banga~~ *MINHAS*

2548 West Irving Park Road, Unit 2W, Chicago, IL 60618

not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2018 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 13-13-416-034-1004, 13-13-416-030-0000

Address(es) of Real Estate: 2548 West Irving Park Road, Unit 2W, Chicago, IL 60618

Dated this 22th day of March, 2019

*Brandon Foley by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact*  
x *Linda Freeman Attorney in Fact*  
(SEAL)  
Brandon Foley by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact

*Allison Foley by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact*  
x *Linda Freeman Attorney in Fact*  
(SEAL)  
Allison Foley by Morreale Real Estate Services, Inc. by Linda Freeman, Attorney in Fact

REAL ESTATE TRANSFER TAX		03-Apr-2019
CHICAGO:		3,075.00
CTA:		1,230.00
TOTAL:		4,305.00 *

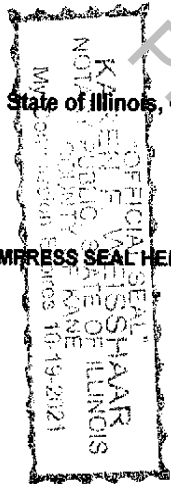
13-13-416-034-1004 | 20190301634651 | 0-540-230-560

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

REAL ESTATE TRANSFER TAX		03-Apr-2019
COUNTY:		205.00
ILLINOIS:		410.00
TOTAL:		615.00

13-13-416-034-1004 | 20190301634651 | 0-892-624-288

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✓ State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Linda Freeman, Attorney in Fact for Brandon Foley and Allison Foley husband and wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 27th day of March, 2019  
 Commission expires 10-19, 2021, Karen F. V. Shaar  
 NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLEN, ILLINOIS 60137

**MAIL TO:**

SAMUEL KORSHAK - BEAULIEU LAW OFFICES P.C.  
 (Name)

5339 W BEAUMONT AVE  
 (Address)

CHICAGO, IL 60644  
 (City, State and Zip)

**SEND SUBSEQUENT TAX BILLS TO:**

RAHUL BANERJEE / AMRIT MINHAS  
 (Name)

2548 W IRVING PARK RD, UNIT 2W  
 (Address)

CHICAGO, IL 60618  
 (City, State and Zip)

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## EXHIBIT "A"

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2548 WEST IRVING PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1525229087, IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 13-13-416-034-1004

#### Property Address:

2548 West Irving Park Road, Unit 2W, Chicago, IL 60618