

UNOFFICIAL COPY

Greater Illinois Title Company
41043617G

41043617G 1/3 JD

GIT

Doc# 1912608109 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/06/2019 01:04 PM Pg: 1 of 4

Dec ID 20190401654552
ST/CO Stamp 1-445-706-656 ST Tax \$555.00 CO Tax \$277.50
City Stamp 1-714-142-112 City Tax: \$5,827.50

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), SNS Realty Group, LLC 1841 N California LLC, an Illinois series limited liability company, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Satvik Patel and Erin Patel, Mayank Patel, of , , , all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

†As Joint Tenants with
Rights of Survivorship

See Attached Exhibit A

*Husband and Wife

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

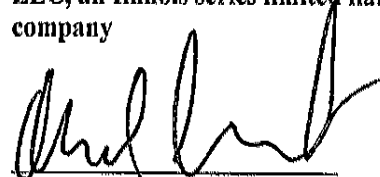
Subject, however, to the general taxes for the year of and thereafter to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-36-409-008-0000 , 13-36-409-009-0000, 13-36-409-010-0000

Property Address: 1841 North California Avenue, Unit 4B, Chicago, IL 60647

Dated this 29th day of April, 2019.

SNS Realty Group, LLC 1841 N California
LLC, an Illinois series limited liability
company



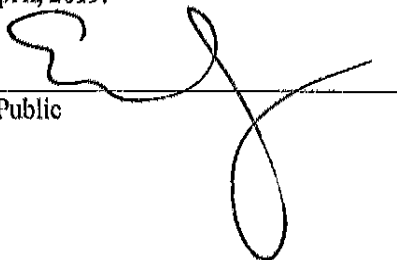
By MICHAEL SCHWARTZ

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

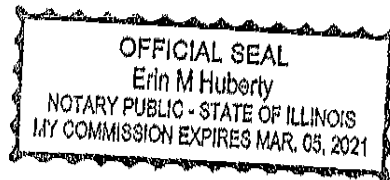
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **SNS Realty Group, LLC 1841 N California LLC, an Illinois series limited liability company**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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. ** Michael Schwartz, member ob*

Given under my hand and notarial seal, this **29th day of April, 2019**.






Notary Public

My commission expires: **MARCH 5 2021**



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-May-2019	
	COUNTY:		277.50
	ILLINOIS:		555.00
	TOTAL:		832.50
13-36-409-008-0000		20190401654552 1-445-706-858	

REAL ESTATE TRANSFER TAX		02-May-2019	
	CHICAGO:		4,162.50
	CTA:		1,665.00
	TOTAL:		5,827.50 *
13-36-409-008-0000		20190401654552 1-14-142-112	

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

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

MAIL TAX BILL TO:

Satvik Patel and Erin Patel, Mayank Patel

1841 N. California unit 4B
Chicago, IL 60647

MAIL RECORDED DEED TO:

Satvik Patel and Erin Patel, Mayank Patel

1841 N. California unit 4B
Chicago, IL 60647

prepared by:

Scott Schiller

2012 W Belmont Ave
Chicago, IL 60612

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNIT NO. 4B, IN 1841 N. CALIFORNIA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 39, 40 AND 41 IN PEUGEOT'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 28, 2019 AS DOCUMENT NO. 1908718055, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE P-1B FOR THE BENEFIT OF SAID UNIT 4B, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1841 N. CALIFORNIA CONDOMINIUMS, A CONDOMINIUM, RECORDED MARCH 28, 2019 AS DOCUMENT NO. 1908718055, AND AS AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF DECK 4B FOR THE BENEFIT OF SAID UNIT 4B, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1841 N. CALIFORNIA CONDOMINIUMS, A CONDOMINIUM, RECORDED MARCH 28, 2019 AS DOCUMENT NO. 1908718055, AND AS AMENDED FROM TIME TO TIME.

FOR INFORMATIONAL PURPOSES ONLY:

COMMONLY KNOWN AS UNIT 4B AT 1841 NORTH CALIFORNIA AVENUE, CHICAGO, IL 60647;

PIN NOS. 13-36-409-008, 13-36-409-009 AND 13-36-409-010.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.