

UNOFFICIAL COPY

Doc#: 1914301283 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/23/2019 12:40 PM Pg: 1 of 5

Dec ID 20190501677571
ST/CO Stamp 1-153-839-008 ST Tax \$874.00 CO Tax \$437.00
City Stamp 0-314-322-848 City Tax: \$9,177.00

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10F283

**THIS DOCUMENT WAS
PREPARED BY:**

Lisa J. Saul, Esq.
Forde Law Offices LLP
111 W. Washington Street, Suite 1100
Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

Gardis Haught
939 Plumwood Street
Schaumburg, IL 60193

WARRANTY DEED

THIS INDENTURE is made as of this 10th day of May, 2019 by and between Vikas Dua and Zaida Zamerano, husband and wife, as Tenants by the Entirety of the city of Chicago, State of Illinois (collectively, the "Grantors"), and Roshan Patel of the city of Chicago, State of Illinois (the "Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in and paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:


See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS



Send Subsequent Tax Bills To:

Roshan Patel
210 West Scott Street, Unit C
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX	17-May-2019
	CHICAGO: 6,557.00
	CTA: 2,622.00
	TOTAL: 9,177.00 *

17-04-219-137-0000 | 20190501677571 | 0-314-322-848


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

REAL ESTATE TRANSFER TAX	17-May-2019
	COUNTY: 437.00
	ILLINOIS: 874.00
	TOTAL: 1,311.00

17-04-219-137-0000 | 20190501677571 | 1-153-839-008

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IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 9th day of May, 2019.



Vikas Dua

State of New York)
) ss
County of New York)

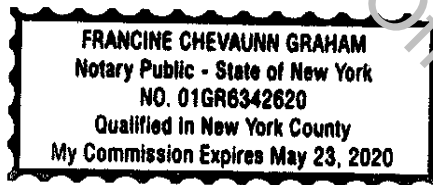
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vikas Dua**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as his 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 9th day of May, 2019.



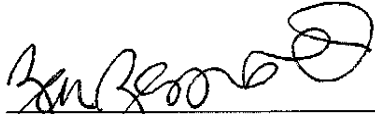
Notary Public

Commission expires: 05-23-20



UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have hereunto set in hand and sealed this 9 day of May, 2019.



 Zaida Zamorano

State of New Jersey)
) ss
 County of BERGEN)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Zaida Zamorano**, 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 she signed, sealed and delivered this said instrument as her 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 09 day of May, 2019.



 Notary Public

Commission expires:

RICARDO SECLEN
 NOTARY PUBLIC OF NEW JERSEY
 ID # 50020946
 My Commission Expires 8/10/2020

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EXHIBIT A

Legal Description

PARCEL 1:

UNIT 22: THE NORTH 19.98 FEET OF THE SOUTH 64.54 FEET OF LOT 4 IN OLD TOWN SQUARE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON LOT 12 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 97184829 AND SET FORTH IN DECLARATION RECORDED AS DOCUMENT NUMBER 97215000.

PERMANENT INDEX NUMBER: 17-04-219-137-0000

COMMON ADDRESS: 210 West Scott Street, Unit C, Chicago, Illinois 60610

Property of Cook County Clerk's Office

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 2nd Installment and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration recorded as Document Number 97215000, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office