

UNOFFICIAL COPY

Doc# 1922849115 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/16/2019 09:28 AM Pg: 1 of 3

GIT

WARRANTY DEED

Corporation to Individual

41045375G 1/2 of

This agreement, made this 2nd day of August, 2019, between **Suncal, Inc.** a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Andrew Jack Pullan**

Dec ID 20190701634494
ST/CO Stamp 0-265-174-112 ST Tax \$330.00 CO Tax \$165.00
City Stamp 0-794-836-064 City Tax: \$3,465.00



party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, 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 Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to his/her/their heirs and assigns, **FOREVER**, all the following described real estate, situated and described as follows, to wit


COMMONLY KNOWN AS: 235 W. Van Buren St., Unit 2504, Chicago, IL 60607

PIN: 17-16-238-028-1181 and 17-16-238-028-1518

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

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, 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, his/her/their heirs and assigns forever.

REAL ESTATE TRANSFER TAX		08-Aug-2019	
	COUNTY:		165.00
	ILLINOIS:		330.00
	TOTAL:		495.00
17-16-238-028-1181 20190701634494 0-265-174-112			

REAL ESTATE TRANSFER TAX		08-Aug-2019	
	CHICAGO:		2,475.00
	CTA:		990.00
	TOTAL:		3,465.00 *
17-16-238-028-1181 20190701634494 0-794-836-064			
* Total does not include any applicable penalty or interest due.			

UNOFFICIAL COPY

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 President, and attest by its Secretary, the day and year first above written.

Suneal, Inc.
Name of Corp.

By: Sh Patel AS ITS President
Shailsh V. Patel as Its President

Attest: Nina S. Patel, as its secretary
Nina S. Patel as Its Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Shailsh V. Patel, personally known to me to be the President of, Suneal, Inc., an Illinois Corporation, and Nina S. Patel personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July, 2019

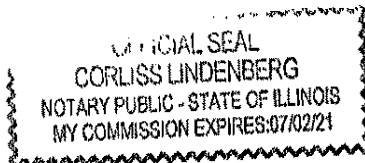
Commission expires 7/2, 2021, Corliss Lindenberg
NOTARY PUBLIC

This instrument prepared by: Gardl & Haight, Ltd., 939 N. Plum Grove Road, Ste. C, Schaumburg, IL 60173

MAIL TO:
John H. Winand, Attorney at Law PC
800 Waukegan Road, Ste. 201
Glenview, IL 60025

SEND SUBSEQUENT TAX BILLS TO:
Andrew Jack Pullan
235 W. Van Buren St., #2504
Chicago, IL 60607

Recorder's Office Box No. _____



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNITS 2504 AND P-410 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 235 W. VAN BUREN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0915934034, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 235 E. Van Buren St., Unit 2504, Chicago, IL 60607

PIN: 17-16-238-028-1181 & 17-16-238-028-1518

Property of Cook County Clerk's Office