

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1923346271 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/21/2019 11:47 AM Pg: 1 of 3

Dec ID 20190801661838
ST/CO Stamp 1-945-477-728 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-735-250-528 City Tax: \$5,040.00

This agreement, made this 19 day of AUG, 2019, between **MANISH KUMAR and NITI KUMAR** a married couple, of the city of Chicago, County of Cook, party of the first part, AND **SIMI K. DHALIWAL**, a SINGLE WOMAN

_____, of _____, party of the second part,

19240252 of 3
AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties 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, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER as :

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 1260 W Washington Blvd. Unit 402, Chicago, IL 60607

PIN: 17-08-329-025-1015 AND 17-08-329-025-1037

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.

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



MANISH KUMAR



NITI KUMAR

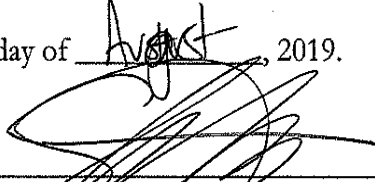
UNOFFICIAL COPY

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 **MANISH KUMAR and NITI KUMAR**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such, they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of August, 2019.

Commission expires June 25, 2020.



NOTARY PUBLIC



This instrument prepared by: Daniel Stefanczuk, White & Stefanczuk LTD., 6841 W. Belmont Ave., Chicago, IL 60634

MAIL TO:

CONNIE SPENCER ESQ,
ONE WESTBROOK CORP PLAZA
SUITE 300
WESTCHESTER, IL 60154

SEND SUBSEQUENT TAX BILLS TO:

SIMI K DHALIWAL
1260 W. WASHINGTON BLVD
UNIT 402
CHICAGO, IL 60607

Recorder's Office Box No. _____

UNOFFICIAL COPY

5

American Land Title Association

File Number : 1924025
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A****Legal:****PARCEL 1:**

UNIT 402 AND PARKING SPACE UNIT P-7 IN WESTGATE TERRACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 (EXCEPT THE NORTH 61 FEET) IN ASSESSOR'S DIVISION OF PARTS OF BLOCK 4 AND 5 (EXCEPT THE NORTH 35 FEET), LOTS 7, 8 AND (EXCEPT THE WEST 2 FEET) LOT 6, ALL OF LOT 9 IN BLOCK 5 AND THE NORTH PART OF LOT 1 AND OF LOT 2 EAST OF THE WEST 102 FEET OF BLOCK 4, IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 4, 2002 AS DOCUMENT NUMBER 0021091433, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR LIGHT AND AIR AND INGRESS AND EGRESS IN FAVOR OF PARCEL 1 OVER THE SOUTH 12 1/2 FEET OF THE NORTH 61 FEET OF THE EAST 69 1/2 FEET OF LOT 1 IN THE ASSESSOR'S DIVISION AS CREATED BY RESERVATION IN THE FOLLOWING DEED TO PETER DEJONGHE:

(1) FROM CHINA LEE LOGEMAN DATED JANUARY 26, 1945 AND RECORDED FEBRUARY 15, 1945 AS DOCUMENT NUMBER 13448963. (2) FROM JOHN LOGEMAN, III AND MABEL W. LOGEMAN, HIS WIFE, DATED JANUARY 25, 1945 AND RECORDED MARCH 14, 1945 AS DOCUMENT NUMBER 13465539.

(3) FROM CHINA ROBBINS LORING, FORMERLY CHINA ROBBINS LOGEMAN ROBBINS IBSEN AND EDWARD D., HER HUSBAND DATED JANUARY 25, 1945 AND RECORDED MARCH 14, 1945 AS DOCUMENT NUMBER 13465540, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 4, 2002 AS DOCUMENT NUMBER 0021091432.

Address: 1260 W. Washington Blvd., Unit 402, P-7, Chicago, IL 60607**PIN #:** 17-08-329-025-1015**PIN #:** 17-08-329-025-1037

This page is only a part of a 2016 ALTA® Commitment for Title Insurance (issued by Old Republic National Title Insurance Company). 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 counter-signature by the Company or its issuing agent that may be in electronic form).

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

