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Doc#: 1923446019 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/22/2019 08:48 AM Pg: 1 of 3

WARRANTY DEED Statutory (ILLINOIS)

Dec ID 20190801662008
ST/CO Stamp 0-115-233-376 ST Tax \$151.00 CO Tax \$75.50

This instrument was prepared by:
Scott A. Weinstein
Field and Goldberg, LLC
10 S. LaSalle St., Suite 2910
Chicago, IL 60603

FIRST AMERICAN TITLE
FILE # 09165815-15

ABOVE SPACE FOR RECORDER'S USE

As of this 31st day of August, 2019, THE GRANTOR, Chirag Kalola and Kamini Kalola, husband and wife for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **CLARENCE AND HARRISON I, LLC**, an Illinois limited liability company, of 136 N. Marion Street, Suite 202, Oak Park, Illinois 60301, 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 the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

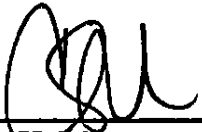
PIN: 16-18-227-025-1015 and 16-18-227-025-1052

Address of Real Estate: 616 Harrison Street, Unit 3W and PU-18, Oak Park, IL 60304


THIS NOT HOMESTEAD PROPERTY

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IN WITNESS WHEREOF, said Grantor(s), have caused their names to be signed to this Warranty Deed to be effective the day and year first above written.



Chirag Kalola

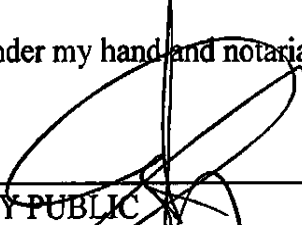


Kamini Kalola

STATE OF Pennsylvania)
COUNTY OF Lehigh) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Chirag Kalola and Kamini Kalola**, personally known to me to be the same person(s) whose name(s) are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of July, 2019.



NOTARY PUBLIC

My commission expires: June 10 2022

Commonwealth of Pennsylvania - Notary Seal
Katelyn A. Ohare, Notary Public
Lehigh County
My commission expires June 10, 2022
Commission number 1122983
Member, Pennsylvania Association of Notaries


Record and Mail to:


Andrew Tague
136 N. Marion Street, Suite 202
Oak Park, IL 60301

Send Subsequent Tax Bills to:

Clarence and Harrison I, LLC
136 N. Marion Street, Suite 202
Oak Park, IL 60301

Real Estate Transfer Tax
\$1,208.00¢




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EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Unit Nos. 616-3W and PU-18, in Mirabel Court Condominium, as delineated on a plat of survey of the following described tract of land: Lots 24, 25, 26, 27, 28 and 29, in Block 8, in Merchant's Madison Street Addition, a subdivision of Block 9, in Hutchinson and Rothermel's Subdivision and also part of Block 3, in B.F. Jarvis' Subdivision in the West half of the Northeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded February 11, 2002, as document no. 0020169387, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

County of Cook County Clerk's Office