

UNOFFICIAL COPY

Doc#: 1927513085 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2019 10:30 AM Pg: 1 of 3

WARRANTY DEED Illinois Statutory

Dec ID 20190901602099
ST/CO Stamp 0-245-638-752 ST Tax \$415.00 CO Tax \$207.50
City Stamp 1-228-495-456 City Tax: \$4,357.50

Mail to:

Dana Simyuka
25 E Washington #700
Chicago IL 60602

Name and Address of

Taxpayer(s):

Michael and Sarah Lata
233 E 13th St #610
Chicago IL 60605

RECORDER'S STAMP

The GRANTORS, Neil R. Mohabir and Ashley C. Ramchandani, a married couple, of 240 E. 14th Street., Chicago, Illinois 60605, formerly of 233 E. 13th Street, Unit 610, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ~~Michael Lata and Sarah Lata, a married couple,~~ of 8715 W. 123rd Street, Palos Park, Illinois 60464, as ~~husband and wife, joint tenants~~ all interest in the following described land in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNITS 610 AND GU-225 IN MUSEUM POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 50, LOT 51 AND OUTLOT 6 IN MUSEUM PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 4, INCLUSIVE, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 156.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 41.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 1.69 FEET SOUTH OF AN PARALLEL WITH THE NORTH LINE OF OUTLOT 6 AND LOT 50, AFORESAID, A DISTANCE OF 73.13 FEET TO A POINT IN THE EAST LINE OF SAID LOTS 50 AND 51, SAID POINT BEING 1.72 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 50, AS MEASURED ALONG THE EAST LINE THEREOF; THENCE NORTHERLY, 181.90 FEET ALONG THE EASTERLY LINE THEREOF, BEING THE ARC OF A CIRCLE CONVEX EAST, HAVING A RADIUS OF 2832.93 FEET, AND WHOSE CHORD BEARS NORTH 12

FIDELITY NATIONAL TITLE
CH19025222

Page 1 of 3

UNOFFICIAL COPY

DEGREES 35 MINUTES 11 SECONDS WEST, A DISTANCE OF 181.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 168.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

ALSO:

THE SOUTH 8.00 FEET OF THAT PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH LIES EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 WHICH LIES WEST OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 4, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0435019027, AS AMENDED FROM TIME TO TIME.

C/K/A: 233 E. 13TH STREET, UNIT 610, CHICAGO, ILLINOIS 60605

PIN: 17-22-110-119-1025 & 17-22-110-119-1429

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

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.



 NEIL R. MOHABIR



 ASHLEY RAMCHANDANI

REAL ESTATE TRANSFER TAX	30-Sep-2019
CHICAGO:	3,112.50
CTA:	1,245.00
TOTAL:	4,357.50 *

17-22-110-119-1025 | 20190901602099 | 1-228-495-456

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

REAL ESTATE TRANSFER TAX	30-Sep-2019
COUNTY:	207.50
ILLINOIS:	415.00
TOTAL:	622.50

17-22-110-119-1025 | 20190901602099 | 0-245-638-752

[Space intentionally left blank]

UNOFFICIAL COPY

State of Illinois)
County of Cook)

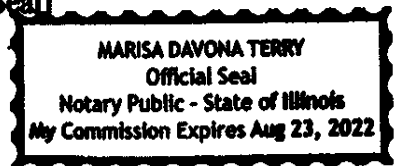
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Neil R. Mohabir and Ashley C. Ramchandani are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the released and waiver of the right of homestead.

Given under my hand and notarial seal, this 27th day of September, 2019.

Marisa Davona Terry

Notary Public
My Commission Expires Aug. 23, 2022

[Seal]



Prepared By: Christopher A. Harris, Esq., Shield Law Firm, LLC, 3047 N. Lincoln Ave., Ste. 400, Chicago, Illinois 60657