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Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

Doc#: 1930908225 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/05/2019 10:37 AM Pg: 1 of 3

Dec ID 20190801676826
ST/CO Stamp 0-596-639-328 ST Tax \$410.00 CO Tax \$205.00
City Stamp 1-293-745-760 City Tax: \$4,305.00

**WARRANTY DEED
ILLINOIS STATUTORY**

1 of 3 PT 19-53040
~~AFTER RECORDING MAIL TO:~~

A. Fredrick Chapekis
Attorney at Law
33 North LaSalle, Suite 2000
Chicago, Illinois 60602
312-368-1222 Phone

The Grantor(s), Value Deal Properties LLC, by Rakesh Malkani, in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) to Michael Mages, ~~single man~~, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: A Married Man ~~Grantor's Address: 1460 Sandburg Terrace, Unit 1211 Chicago, IL 60610~~

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 17-04-207-086-1279
Property Address: 1460 North Sandburg Terrace, Unit 1211, Chicago, Illinois 60610

Dated this 29th Day of AUGUST, 2019

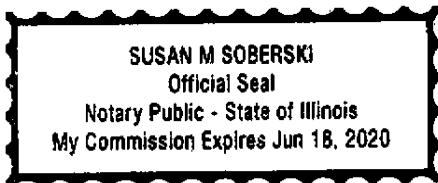
X Rakesh Malkani
Value Deal Properties LLC, by Rakesh Malkani

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Rakesh Malkani, is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 29 day of AUGUST, 2019

X Susan M. Soberski
Notary Public



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Taxpayer: Michael Mages, 1460 North Sandburg Terrace, Unit 1211, Chicago, Illinois 60610
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

Property of Cook County Clerk's Office

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ALTA COMMITMENT FOR TITLE INSURANCE

COMMITMENT NO.: PT19-53040

Legal Description
EXHIBIT A

The Land is described as follows:

Unit Number 1211-A in the Carl Sandburg Village Condominium No. 2, as delineated on a survey of the following described real estate:

A portion of Lot 5 in Chicago Land Clearance Commission No. 3, being a consolidation of lots and parts of lots and vacated alleys in Bronson's Addition to Chicago and certain resubdivisions all in the Northeast 1/4 of Section 4, 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 25032909 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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.

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