

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**Warranty DEED**  
**ILLINOIS STATUTORY**

Doc#: 1931249151 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/08/2019 12:05 PM Pg: 1 of 2

Dec ID 20191101638446  
ST/CO Stamp 0-709-202-272 ST Tax \$218.50 CO Tax \$109.25  
City Stamp 0-866-922-848 City Tax: \$2,294.25

THE GRANTOR(S), John Mathis, a married man, of the City of Naperville, County of DuPage, 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 Sharookh K. Sidhwa, a single person, of (GRANTEE'S ADDRESS) 128 Schreiber Ave. Roselle, IL 60172 of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNIT NUMBERS 718-S AND P-108 IN CITYVIEW CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF CITYVIEW CONDOMINIUMS OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

**SUBJECT TO:**

general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number(s): 17-10-219-034-1121 & 17-10-219-034-1333  
Address(es) of Real Estate: 440 N. McClurg Ct., Unit 718 & P-108, Chicago, IL 60611

Dated this 7 day of October, 2019

John Mathis  
John Mathis

CT# 19CSA264130AU | 82 JR

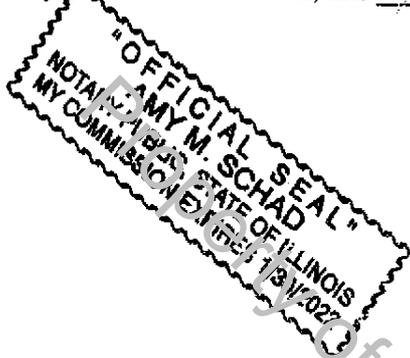
PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF KENDALL ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Mathis personally known to me to be the same person(s) whose name(s) is 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 7th day of October, 2019



*Amy M. Schadt* (Notary Public)

**Prepared By:** Law Office of Lisa A. Coffey, P.C.  
3408 Orchard Road  
Oswego, IL 60543

**Mail To:**  
Sharookh K. Sidhwa  
440 N. McClurg Ct., Unit 718  
Chicago, IL 60611

**Name & Address of Taxpayer:**  
Sharookh K. Sidhwa  
440 N. McClurg Ct., Unit 718  
Chicago, IL 60611

| REAL ESTATE TRANSFER TAX  |          | 07-Nov-2019 |
|---|----------|-------------|
|  | CHICAGO: | 1,638.75    |
|   | CTA:     | 655.50      |
|   | TOTAL:   | 2,294.25    |

17-10-219-034-1121 | 20191101638446 | 0-866-922-848  
\* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX  |           | 07-Nov-2019 |
|---|-----------|-------------|
|  | COUNTY:   | 109.25      |
|  | ILLINOIS: | 218.50      |
|   | TOTAL:    | 327.75      |

17-10-219-034-1121 | 20191101638446 | 0-709-202-272