

# UNOFFICIAL COPY

Doc#: 1933346285 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/29/2019 01:35 PM Pg: 1 of 2

**WARRANTY DEED  
ILLINOIS STATUTORY**

Dec ID 20191001624434  
ST/CO Stamp 1-394-987-360 ST Tax \$271.00 CO Tax \$135.50

*1 of 2 PT 19-54113*  
~~AFTER RECORDING MAIL TO:~~  
Ronak Desai  
Attorney at Law  
150 South Wacker Drive, Suite 2600  
Chicago, Illinois 60606  
312-725-3476 Phone

The Grantor(s), Lauren Gassman, n/k/a Lauren Freedman and Michael Freedman, as husband and wife, 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 Manish C. Bhatia, as Trustee of the Manish C. Bhatia Revocable Trust, dated May 4, 2015, 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:

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: 11-19-105-040-1031  
Property Address: 1222 Chicago Avenue, Unit 303, Evanston, Illinois 60202

Dated this 25<sup>th</sup> Day of October, 2019

X [Signature] X [Signature]  
Lauren Gassman, n/k/a Lauren Freedman Michael Freedman

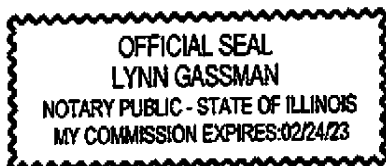
STATE OF Illinois, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Lauren Freedman and Michael Freedman, 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 25<sup>th</sup> day of October, 2019

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

X [Signature]  
Notary Public



Taxpayer: Manish C. Bhatia, 1222 Chicago Ave # 303 Evanston, IL 60202  
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

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ALTA COMMITMENT FOR TITLE INSURANCE

COMMITMENT NO.: PT19-54113

*Legal Description*  
**EXHIBIT A**

The Land is described as follows:

Parcel 1:

Unit Number B303 in the 1210-1236 Chicago Avenue Condominium, as delineated on a survey of the following described tract of Land:

Certain Lots or parts thereof in G.M. Limited Partnership-Consolidation and in F.B. Brewer's Subdivision, Each in the Northwest 1/4 of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian

which survey is attached as exhibit "C" to the declaration of condominium recorded as document number 0011237861; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

The right to the use of p-163 and s-169, a limited common element as described in the aforesaid declaration.

Parcel 3:

Easements in, under, over, upon, through and about the "City Property" for the benefit of parcels 1 and 2 as defined and granted in Article 2 of the redevelopment agreement/agreement of reciprocal covenants, conditions, restrictions and easements for 1210 Chicago Avenue Development between the City of Evanston and Tr Chicago Avenue Partners, L.P. Dated July 17, 2000 and recorded August 3, 2000 as Document No. 00589859.

032588

**CITY OF EVANSTON**

*Real Estate Transfer Tax*

**PAID**

11/4/2019 AMOUNT \$ 1,355.00

Agent NK

*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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