WARRANTY DEED
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual) GIT

4l049727G (1/2)

THE GRANTOR,

KEVIN T. DUFFY, a single man,

100 East 14th Street, Unit 1406,

of the City of Chicago, County of Cook,

State of Illinois, for and in consideration of

Ten and no/100s DOLLARS, and other good

consideration in hand paid,

CONVEYS and WARRANTS to

SAMEETH MARTIS and SHEILA HALANI,

husband and wife,

611 S. Wells Street, Chicago, IL 60507

GRANTEES,

NOT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, NOR AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

> PARCEL 1: UNIT 1406 AND GARAGE UNIT GU-140 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1400 MUSEUM PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0812216018, AS AMENDED, IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
>
> PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-76, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.
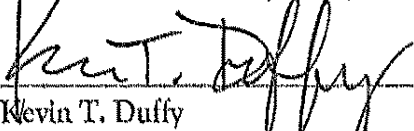
SUBJECT TO: General real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

PROPERTY ADDRESS: 100 East 14th Street, Unit 1406, Chicago, IL 60605
P.I.N. 17-22-105-050-1076 and 17-22-105-050-1396
Dated this 15th day of January, 2020.

_____(SEAL)
Kevin T. Duffy

State of Illinois, County of Cook SS. I, LAUREEN J. DUNNE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin T. Duffy, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 15th day of January, 2020.

_____
NOTARY PUBLIC   Commission expires 8/14/22

> "OFFICIAL SEAL"
> LAUREEN J DUNNE
> Notary Public, State of Illinois
> My Commission Expires 8/14/2022
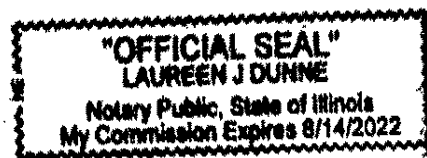
This instrument was prepared by Laureen J. Dunne, Attorney at Law, 228 South Waiola Avenue, La Grange, IL 60525

UNOFFICIAL COPY

AFTER RECORDING, MAIL TO:

John Aylesworth
Law Office of Michael H. Wasserman, PC
105 W. Madison St #401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

S. Martis/S. Halani
100 East 14th Street
Unit 1406
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		22-Jan-2020
	COUNTY:	256.50
	ILLINOIS:	513.00
	TOTAL:	769.50
17-22-105-050-1076	20200101694729	0-493-884-256

REAL ESTATE TRANSFER TAX		22-Jan-2020
	CHICAGO:	3,847.50
	CTA:	1,539.00
	TOTAL:	5,386.50 *
17-22-105-050-1076	20200101694729	1-611-582-304

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