

UNOFFICIAL COPY

Doc#. 2010703256 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/16/2020 01:10 PM Pg: 1 of 2

Dec ID 20200301649212
ST/CO Stamp 0-582-471-904 ST Tax \$218.00 CO Tax \$109.00
City Stamp 0-191-639-776 City Tax: \$2,289.00

A20-2354E1

WARRANTY DEED

Send Subsequent Tax Bills to:

Ravi Kaipa
3304 Rolling Ridge Rd
Naperville, IL 60564

Mail to:

Ravi Kaipa
3304 Rolling Ridge Rd
Naperville, IL 60564

THE GRANTOR, MARY KUNCIS, DIVORCED, NOT SINCE REMARRIED, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

Ravi Kaipa, married man
As Sole Owner
of 3304 Rolling Ridge Road, Naperville, IL 60564

the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 211 AND P-25 IN THE ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index: 17-18-102-057-1011 / 17-18-102-057-1059

Address of Real Estate: 1 S. Leavitt Street, Unit 211 and P-25, Chicago, IL 60612

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Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, 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.

Dated: 27th day of March, 2020.

Mary Kuncis [SEAL]
MARY KUNCIS

State of IL)
County of COOK) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed are 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of MARCH, 2020.



James M. Hamill Jr.
NOTARY PUBLIC

Commission expires 10-27, 2020

Prepared by: James M. Hamill, Jr. – Law Office of James M. Hamill, Jr., Ltd.
200 W. Higgins Road, Suite 200, Schaumburg, IL 60195

REAL ESTATE TRANSFER TAX 04-Apr-2020



CHICAGO: 1,835.00
CTA: 654.00
TOTAL: 2,289.00 *

17-18-102-057-1011 | 20200301649212 | 0-191-839-776

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

REAL ESTATE TRANSFER TAX 04-Apr-2020



COUNTY: 109.00
ILLINOIS: 218.00
TOTAL: 327.00

17-18-102-057-1011 | 20200301649212 | 0-382-471-904