

# UNOFFICIAL COPY

Doc#: 2011120070 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/20/2020 09:47 AM Pg: 1 of 3

Dec ID 20200301642939  
ST/CO Stamp 1-460-015-328 ST Tax \$835.00 CO Tax \$417.50  
City Stamp 0-386-273-504 City Tax: \$8,767.50

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, JASON RUBIN and ERICA RUBIN, Husband and Wife, CONVEY(S) and WARRANT(S) to ANSHUMAN PANDEY and MONICA MEHTA, married to each other, as Tenants by the Entirety, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

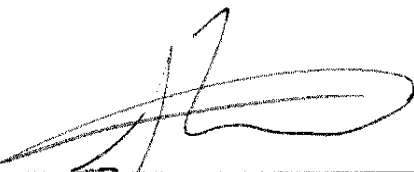
Stk 65115265  
7 of 2

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements, acts done or suffered through Buyers, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-09-126-022-1288

Address (es) of Real Estate: 600 North Kingsbury Street, Unit 710, Chicago, Illinois 60654


This 14<sup>th</sup> day of MARCH, 20 20.



JASON RUBIN





ERICA RUBIN

REAL ESTATE TRANSFER TAX	23-Mar-2020
 CHICAGO:	6,262.50
CTA:	2,505.00
TOTAL:	8,767.50 *

17-09-126-022-1288 | 20200301642939 | 0-386-273-504

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

REAL ESTATE TRANSFER TAX	23-Mar-2020
  COUNTY:	417.50
ILLINOIS:	835.00
TOTAL:	1,252.50

17-09-126-022-1288 | 20200301642939 | 1-460-015-328

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STATE OF Illinois

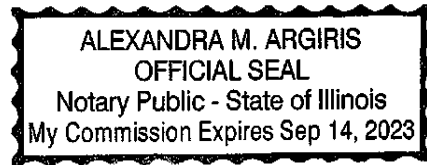
ss.

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JASON RUBIN and ERICA RUBIN, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of March, 20  20  .

Alexandra M. Argiris (Notary Public)



**Prepared by:**

Kimberly Freeland, Attorney at Law, 806 North Peoria Street, Chicago, IL 60642

**Mail To:**

MICHAEL H. WASSERMAN *PC*  
105 WEST MADISON STREET  
SUITE 401  
CHICAGO, ILLINOIS 60602

**Name and Address of Taxpayer:**

Anshuman Pandey and Monica Mehta  
600 North Kingsbury Street, Unit 710  
Chicago, Illinois 60654

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exhibit A - Legal Description**

## Parcel A:

Unit 710 in Park Place Chicago Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

## Parcel 1:

That part of Block 3 in assessor's division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying Easterly of the East dock line of the North branch of the Chicago River lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury street and a line 3.0 feet North of and parallel with the center line of Ontario Street(as now laid out) extended West

Thence West along a line 3.0 feet North of and Parallel with the center line of Ontario Street (as now laid out) extended West 1.63.0 feet;

Thence Southwesterly in a straight line to a point in said dock line of said North branch of the Chicago River, which is 70.80 feet Southeasterly (measured along said dock line) from the point of intersection of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North 1/2 of Block 4 in said assessor's division of said Kingsbury tract;

Thence West along said parallel line, 142.0 feet to a point;

Thence North at right angles 13.0 feet;

Thence West at right angles to a point on the East dock line of the North branch of the Chicago River, in Cook County, Illinois.

## Parcel 2:

That part of Block 3 in assessors division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid South) which is 163.0 feet West from the intersection of said line with the West line of Kingsbury Street;

Thence Southwesterly to a point in the dock line of the East Bank of the North branch of the Chicago River which is 70.8 feet Southeasterly from intersection of dock line, said river with the said line drawn 3.0 feet North of and parallel with the center line of Ontario Street;

Thence Northwesterly along said dock line of said East Bank of said River, 9.80 feet;

Thence Northwesterly in a Straight line to the point of beginning, said land being more particularly described in a deed from Huge McBirney and Isabelle M. McBirney, his wife to Percival W. Clement dated 11/22/1899 recorded in Volume 6925 Page 164 of land records in the recorder's Office of Cook County, Illinois which survey is attached as exhibit 'A' to the Declaration of Condominium recorded 8/21/2002 as Document Number 0020921139, and as amended from time to time, together with its undivided percentage interest in the common elements.

## Parcel B:

Easement for Ingress and egress for the Benefit of Parcel "A" aforesaid, as contained in the Declaration of Covenants, Conditions, Restriction and Easements recorded 8/21/2002 as Document Number 0020921138.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.*

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008UN-ALTA Commitment For Title Insurance (8/1/16)

