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Doc# 2024810004 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2020 12:31 PM PG: 1 OF 4

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
~~MORTGAGE CONNECT, LP~~
~~260 AIRSIDE DRIVE~~
~~MOON TOWNSHIP, PA 15108~~
~~File No. 1318415~~

Loop Clerking Service, Inc
77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565

Mail Tax Statements To: Niti Chitalia Conway and John Conway: 3900 N PINE GROVE AVENUE Unit 401, CHICAGO, IL 60613

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-21-100-021-1025, 14-21-100-011-1150

GENERAL WARRANTY DEED

Niti Chitalia Conway who acquired title as Niti Chitalia, married, hereinafter grantor, whose tax-mailing address is 3900 N PINE GROVE AVENUE Unit 401, CHICAGO, IL 60613, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Niti Chitalia Conway and John Conway, wife and husband, as tenants by the entirety, hereinafter grantee, whose tax mailing address is 3900 N PINE GROVE AVENUE Unit 401, CHICAGO, IL 60613, the following real property in Cook County, Illinois:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 0534226141, Recorded on 12/08/2005

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

S ✓
P ✓
S L
M ✓
SC ✓
E ✓
INT ✓

REAL ESTATE TRANSFER TAX	04-Sep-2020
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-21-100-021-1025 | 20200801659539 | 0-902-236-640

REAL ESTATE TRANSFER TAX	12-Aug-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-21-100-021-1025 | 20200801659539 | 1-488-962-016
* Total does not include any applicable penalty or interest due.

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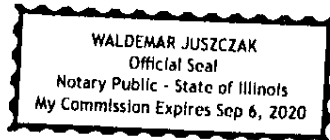
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on JULY 22, 2020:

Niti Chitalia Conway Niti Chitalia
Niti Chitalia Conway who acquired title as Niti Chitalia

STATE OF IL
COUNTY OF COOK

The foregoing instrument was acknowledged before me on JULY 22, 2020 by **Niti Chitalia Conway who acquired title as Niti Chitalia** who is personally known to me or has produced D.I.C. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 7/22/2020

[Signature]
Buyer, Seller or Representative

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EXHIBIT A (LEGAL DESCRIPTION)

UNIT 401 IN THE CORONADO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 THE EAST 15 FEET OF LOT 3 IN BLOCK 2 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 4, 2005, AS DOCUMENT NUMBER 0512418036, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. AND PARCEL 1: UNIT 401 IN THE CORONADO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 THE EAST 15 FEET OF LOT 3 IN BLOCK 2 IN PELEG HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 4, 2005, AS DOCUMENT NUMBER 0512418036, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

PROPERTY ADDRESS 3900 N PINE GROVE AVENUE Unit 401, CHICAGO, IL 60613

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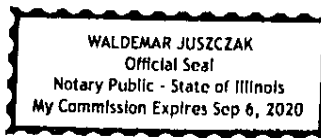
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JULY 22, 2020

Miti Chitalia Conway
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said MITI CHITALIA CONWAY
this 22 day of JULY,
2020.



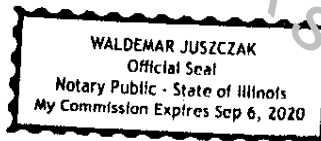
NOTARY PUBLIC *[Signature]*

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date JULY 22, 2020

Miti Chitalia Conway
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said MITI CHITALIA CONWAY
This 22 day of JULY,
2020.



NOTARY PUBLIC *[Signature]*

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)