

UNOFFICIAL COPY

Doc#: 2027220275 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/28/2020 02:30 PM Pg: 1 of 2

Dec ID 20200701646479
ST/CO Stamp 1-857-900-256 ST Tax \$299.00 CO Tax \$149.50
City Stamp 0-444-069-600 City Tax: \$3,139.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20119243

THIS INDENTURE WITNESSETH, that the Grantor(s), Shivani Gupta, a Married Person, with an address of 1270 S Blue Island, Unit 301, Chicago, IL 60608 the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Emily Branshaw, a single person with an address of 1270 S Blue Island, Unit 301, Chicago, IL 60608, the following described real estate, to-wit:

PARCEL 1: UNIT 301 THE 1270 SOUTH BLUE ISLAND CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY CHICAGO HOUSING AUTHORITY, AS LESSOR, AND RS HOMES I LLC, AS LESSEE, DATED AS OF MAY 1, 2005, WHICH LEASE WAS RECORDED JUNE 6, 2005 AS DOCUMENT 0609731065, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED IN 1(B) BELOW) FOR A TERM OF 99 YEARS (EXCEPT THE BUILDINGS AND IMPROVEMENTS ON THE LAND);

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 59 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0610145086, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1270-A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Real Estate Index Number: 17-20-207-072-4003


Address of Real Estate: 1270 S Blue Island Ave Unit 301, Chicago, IL 60608

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT A HOMESTEAD PROPERTY.

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Dated this 25 Day of July, 20 20



Shivani
Shivani Gupta

REAL ESTATE TRANSFER TAX		30-Jul-2020
	CHICAGO:	2,242.50
	CTA:	897.00
	TOTAL:	3,139.50 *

17-20-207-072-4003 | 20200701646479 | 0-444-069-600

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

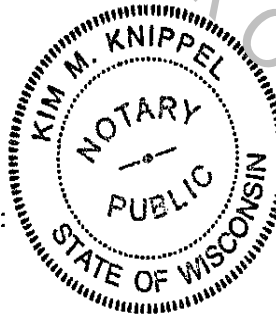
STATE OF WI)
COUNTY OF Milwaukee) SS.

REAL ESTATE TRANSFER TAX		30-Jul-2020
	COUNTY:	149.50
	ILLINOIS:	299.00
	TOTAL:	448.50

17-20-207-072-4003 | 20200701646479 | 1-857-900-256

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Shivani Gupta, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 25 day of July, 20 20



Kim M. Knippel
Notary Public

This Instrument was prepared by:
Pehlari Law Firm, LLC
4438 Oakton Street
Skokie IL 60076

Future Tax Bills to:
Family Branch LLC
12701 S. Blue Island Ave.
301
Chicago, IL 60648

After recording return document to:
Jeremy Bell ESG
2015 W. Fullerton Ave.
Chicago, IL 60647