UNOFFICIAL COPY

Doc#. 2028116095 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 10/07/2020 11:06 AM Pg: 1 of 3

Dec ID 20200701636897

ST/CO Stamp 1-568-681-696 ST Tax \$523.50 CO Tax \$261.75

City Stamp 0-676-990-688 City Tax: \$5,496.75

WARRANTY DEED

PT20-59089

Samir M. Patel and Arti Phatak, husband and wife, 1301 W. Washington St., Unit 207, Chicago, IL 60607 ("Granter") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Mark Irwin, 1301 W. Washington Blvd., Unit 207, Chicago, IL 60607 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-08-336-043-1007

Address of Real Estate: 1301 W. Washington Blvd., Unit 207, Chicago II 60607

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

2028116095 Page: 2 of 3

UNOFFICIAL CC

2020 Samir M. Patel STATE OF

COUNTY OF

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Samir M. Patel and Arti Phatak are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this

Commission expires

Official Seal Teresa L West Notary Public State of Illinois My Commission Expires 11/20/2020

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and

Name and Address of Taxpayer: Mark Irwin 1301 W. Washington Blvd. Unit 207

David FRANK & AFTER RECORDING 1211 Landwich Ruad North Brook, IL 40062

2028116095 Page: 3 of 3

UNOFFICIAL COP

Legal/Exhibit "A"

Parcel 1:

Unit No. 207 in the Washington Square Condominium, as delineated on a Survey of the following described tract of Land:

Lots 1 to 8 (except that part thereof used by the public as an alley), in Eastman's Subdivision of part of Lots 7 and 8 in Circuit Court Partition of the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian;

rcel 2:
ne right to the use of G-34, a linitea
Parcel ID(s): 17-08-336-043-1007 Which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number

Legal Description PT20-59089/46