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20282440270

Doc# 2028244027 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 12:13 PM PG: 1 OF 4

WARRANTY DEED
STATE OF ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, BRENT A. NICHOLSON, A MARRIED MAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, 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 DEEP PATEL,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 3125 WEST FULLERTON AVENUE, UNIT 319, CHICAGO, ILLINOIS
60647-6950

PERMANENT INDEX NUMBER(S): 13-36-100-034-1037

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTOR, AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 11/30/2020

Chicago Title 2028244027 NA010F2

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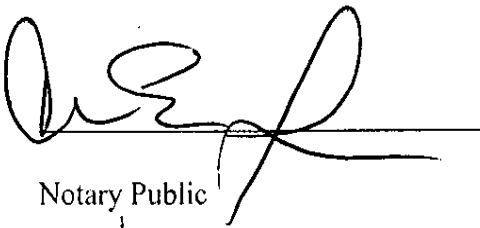
KW
[Signature]

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Remote Notarization Certification

Carrie Tanksley, Notary in and for the County of Aurora, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Brent A. Nicholson and Carrie Nicholson (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 30 day of July, 2020.


Notary Public



Commission Expires:

(Seal)

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LEGAL DESCRIPTION

Order No.: 20GSC017332NA

For APN/Parcel ID(s): 13-36-100-034-1037

PARCEL 1:

UNIT 319 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACES NO. B-38 AND B-54, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

County of Cook County Clerk's Office