### UNOFFICIAL



WARRANTY DEED

STATE OF ILLINOIS

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

Above Space for Recorder's Use Only

THE GRANTOR, BRENT A. NICHOLSON, A MARRIED MAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, START CATILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRA'NTS TO DEEP PATEL,

THE FOLLOWING DESCRIBED REAL FATATE 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 GRANTED, AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

Chicago Title 20 ls CO17332 NAOT 10 F2

KW Zw S \_\_\_\_ P \_\_\_ S \_\_\_ M \_\_\_ SC \_\_\_ INT 5

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| ~ ##/  |   |
|--|---|
| BRENT A. NICHOLSON   | (SEAL)  |
| forcha purpose of expressiv waiving of stead Rights and any marital rights to the city as may be created under the laws of the | (SEAL)  |
| STATE OF ILLINC(S)   |   |
| COUNTY OF COOK   |   |
| CERTIFY THAT BRENT A. NICHOLSON AN   | AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEF<br>ID KATIE NICHOLSON, IS DERSONALLY KNOWN TO ME T<br>SUBSCRIBED TO THE DOREGOING INSTRUMENT, APPEA |

BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S FREE AND TOLUNTARY 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 SEA

MY COMMISSION EXPIRES:

NOTARY PUBLIC

| REAL ESTATE TRA | INSFER TAX | 14-Aug-2020   |
|-----------------|------------|---------------|
| AST 1000        | CHICAGO:   | 3,045.00      |
| / <u>Ca</u>     | CTA:       | 1,218.00      |
|                 | TOTAL:     | 4,263.00 *    |
|                 |            | 4 770 004 606 |

| 13-36-100-034-1037   | 20200701634907 | 1-7/9-061-050 |
|----------------------|----------------|---------------|
| * T * . ( et include |                |               |

| 13-36-100-034-1037   | 20200701634907 | 1-//9-061-090 |
|--|----------------|---------------|
| * Total does not include any applicable penalty or interest due. |                |               |

| REAL ESTATE TRANSFER T | TAIC               | 14-Aug-2020   |
|------------------------|--------------------|---------------|
|                        | COUNTY:            | 203.00        |
|                        | W 1/47/3:          | 406.00        |
|                        | TOTAL:             | 609.00        |
|                        | L 00000704024107 L | 2 040 783 328 |

| This Instrument was Prepared | Send Subsequent Tax Bills to:   | After Recording Mail To:            | ļ          |
|------------------------------|---------------------------------|-------------------------------------|------------|
| By:                          |                                 |                                     |            |
| Ryan Law Group, Ltd.         | Deep Patel                      | Deep Patel<br>3125 W. Fallerton Are |            |
| 1121 West Wrightwood         | 3125 W. Fullerton Ave, Unit 319 | 3125 W. Fallerton Are               | , Unit 317 |
| Chicago, Illinois 60614      | Chicago, IL 60647-6950          | Chicego, IL 60647                   |            |

2028244027 Page: 3 of 4

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### Remote Notarization Certification

| Carrie Tanks Stary in and for the County of Cold. State of Illinois, hereby certify that while I was physically present in the state of Illinois, appeared before me this day remotely, by use of communication technology which allow the notary and the person(s) executing the document to communicate with each other simultaneously by arcio-video communication, provided sufficient proof of his/her/their identity and signed the Cold of Cold | of<br>red |
|--|-----------|
| Signed and Sworn to before me this 30 day Of 5014. 2020.   |           |
| Notary Public  |           |

Commission Expires:

(Seal)

2028244027 Page: 4 of 4

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### LEGAL DESCRIPTION

Order No.: 20GSC017332NA

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

#### PARCEL 1:

UNIT 319 10 JETHER 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.