

# UNOFFICIAL COPY

Doc#: 2028220004 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/08/2020 08:58 AM Pg: 1 of 2

Dec ID 20200801663068  
ST/CO Stamp 1-362-899-424 ST Tax \$1,405.00 CO Tax \$702.50  
City Stamp 0-136-298-976 City Tax: \$14,752.50

## WARRANTY DEED Tenants by the Entirety

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

ORNT File No: 20119007

THIS INDENTURE WITNESSETH, that the Grantor(s), **JUSTIN SCHAIR AND PAYAL PATEL n/k/a PAYAL SCHAIR**, husband and wife, of 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 **SUJAY PIDARA AND RACHNA PIDARA**, husband and wife of 444 W. Fullerton, #1503, Chicago, Illinois, not as Joint Tenants nor as Tenants in Common but as Tenants by the Entirety, the following described real estate, to-wit:

THE SOUTH 47.25 FEET OF THE EAST 21.67 FEET OF THE WEST 88.76 FEET OF LOTS 9 AND 10 IN ALBERT PICK'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **14-29-422-052-0000**

Address of Real Estate: **1002 W. Montana St., Chicago, IL 60614**

Subject to the following restrictions: 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; general real estate taxes not yet due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 4<sup>th</sup> Day of August, 2020


[SIGNATURE PAGE FOLLOWS]

# UNOFFICIAL COPY

*J. Schair*  
JUSTIN SCHAIR

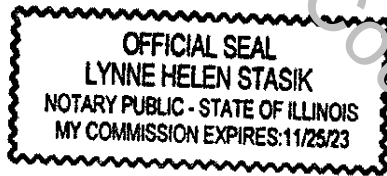
*Payal Schair*  
PAYAL PATEL N/K/A PAYAL SCHAIR

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

REAL ESTATE TRANSFER TAX		20-Aug-2020
	CHICAGO:	10,537.50
	CTA:	4,215.00
	TOTAL:	14,752.50 *
14-29-422-052-0000   20200801663068   0-136-298-976		
* Total does not include any applicable penalty or interest due.		

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT JUSTIN SCHAIR AND PAYAL PATEL n/k/a PAYAL SCHAIR, 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 4<sup>th</sup> day of August, 2020.





*Lynne Helen Stasik*  
Notary Public

This Instrument was prepared by:  
Aldon W Patt, Esq. / Law Offices of Aldon W. Patt  
120 W. Madison Street, Suite 200-60  
Chicago IL 60602

Future Tax Bills to  
SUJAY RIDARA  
1002 W. MONTANA ST.  
CHICAGO, IL-60614

After recording return document to:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REAL ESTATE TRANSFER TAX		20-Aug-2020
	COUNTY:	702.50
	ILLINOIS:	1,405.00
	TOTAL:	2,107.50
14-29-422-052-0000   20200801663068   1-362-899-424		