

UNOFFICIAL COPY

Doc#: 2032521079 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/20/2020 08:13 AM Pg: 1 of 3

Dec ID 20200801675106
ST/CO Stamp 0-065-496-544 ST Tax \$185.00 CO Tax \$92.50
City Stamp 0-573-744-608 City Tax: \$1,942.50

WARRANTY DEED ILLINOIS STATUTORY

ATA / GMT Title Agency
1240 S. LaSalle Street, Suite 1240
Chicago, IL 60603
File # 20727723-IL

(The Above Space for Recorder's Use Only)

THE GRANTOR Daniel D. Weiland, an unmarried man of 3108 W Belle Plaine Ave, Unit 2, Chicago, IL 60618 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jaimin Patel and VinodKumar Patel, as JOINT TENANTS, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-13-317-039-1009

Property Address: 3108 W. Belle Plaine Ave, Unit 2, Chicago, IL 60618

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 20th day of Aug, 2020.

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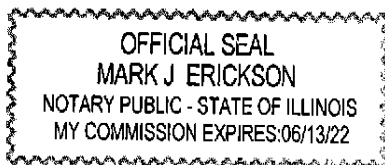


Daniel D. Weiland

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel D. Weiland, an unmarried man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 20th day of Aug., 2020.




Notary Public

THIS INSTRUMENT PREPARED BY
Mark J.T. Erickson
Erickson Law Office, Ltd.
716 Lee Street
Des Plaines, IL 60016

MAIL TO:

Law Office of Patrick Loftus
520 S. State Street, #1206
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:

Jaimin Patel
3108 W. Belle Plaine Ave, Unit 2
Chicago, IL 60618

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 3108-2 IN THE BELLE PLAINE WEST CONDOMINIUMS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 23 AND LOT 24 IN BLOCK 1 IN BALDWIN DAVIS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00185731, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-3108-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00185731.