

UNOFFICIAL COPY

Doc#: 2032839256 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/23/2020 12:23 PM Pg: 1 of 2

Dec ID 20201001630813
ST/CO Stamp 1-282-851-808 ST Tax \$867.50 CO Tax \$433.75
City Stamp 1-031-668-704 City Tax: \$9,108.75

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20123313 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Payal Shah, a married woman 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 Raees Ebrahim and Nida Shekhani Living Trust, (Grantee's Address) 100 E 145th ST, APT CHICAGO IL, 60605, the following described real estate, to-wit: DATED 5/20/2020

PARCEL 1:

UNIT 1 IN THE 1045 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25.00 FEET OF THE WEST 100.58 FEET OF THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE EAST 26.64 FEET OF THE WEST 106.56 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 FEET THERE AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0631815106, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF (P-1 AND R-1), LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0631815106.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005, AS DOCUMENT NUMBER 0505439109, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-17-211-044-1001

Address of Real Estate: 1045 W Monroe St Unit 1, Chicago, IL 60607

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*** THIS IS NON HOMESTEAD PROPERTY ***

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13th Day of October, 2020

REAL ESTATE TRANSFER TAX 20-Oct-2020



CHICAGO:	6,506.25
CTA:	2,602.50
TOTAL:	9,108.75

17-17-211-044-1001 | 20201001630813 | 1-031-668-704

* Total does not include any applicable penalty or interest due.

Payal Shah

STATE OF Illinois

COUNTY OF Cook) SS.

REAL ESTATE TRANSFER TAX 20-Oct-2020



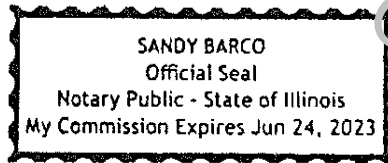
COUNTY:	433.75
ILLINOIS:	867.50
TOTAL:	1,301.25

17-17-211-044-1001 | 20201001630813 | 1-282-851-808

I, the undersigned, a Notary Public in and for said County and State aforesaid. DO HEREBY CERTIFY THAT, Payal Shah, 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 13th day of October, 2020.

Sandy Barco
Notary Public



This Instrument was prepared by:
Ferrentino & Associates, LLC
8409 West Cermak Road
North Riverside IL 60546

Future Tax Bills to:
1045 W MONTGOMERY UNIT 2
CHICAGO, IL 60607

After recording return document to:
1045 W MONTGOMERY UNIT 2
CHICAGO, IL 60607