

20-62954

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\*2103622062D\*

Doc# 2103622062 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2021 02:22 PM PG: 1 OF 3

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

The Grantor(s), Jophin Doriwala, a married woman of 250 E. Pearson Street, Unit 1505, Chicago, Illinois 60611, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and 00/100s----- (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Mirela Gabrovska, individually.

(Strike Inapplicable)

- 1. As Tenants In Common
2. Not as Tenants in Common, but as Joint Tenants
3. Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (As Tenants In Common)(Not As Tenants in Common, but in JOINT TENANCY)(Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety), forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 17-03-228-032-1059

Address of Real Estate: 250 E. Pearson Street, Unit 1505, Chicago, Illinois 60611

Dated this 27TH day of JULY, 20 20

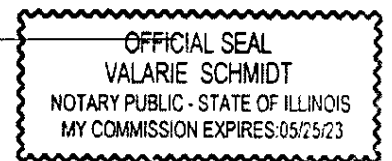
Jophin Doriwala
Jophin Doriwala

State of IL, County of WILL ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that and Jophin Doriwala personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 official seal, this 27TH day of JULY, 20 20

Commission expires: 5/25/23 Valarie Schmidt
NOTARY PUBLIC



This instrument was prepared by Deepa Kuchipudi, 212 Eastern Avenue, Clarendon Hills, IL 60514

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15826-20-62954-IL

Property Address: 250 E. Pearson Street, Unit 1505, Chicago, IL 60611  
Parcel ID: 17-03-228-032-1059



**PARCEL 1:**


UNIT 1505 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7, 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-50, P-100 AND SSB-45, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

*Grantees Address  
Mail to / Send Tax Bills to  
Mirela Gabrovskan  
250 E. Pearson St Unit 1505  
Chicago IL 60611*

REAL ESTATE TRANSFER TAX		02-Feb-2021	
		COUNTY:	582.75
		ILLINOIS:	1,165.50
		TOTAL:	1,748.25
17-03-228-032-1059		20200701646997   1-748-571-152	

REAL ESTATE TRANSFER TAX		02-Feb-2021	
		CHICAGO:	8,741.25
		CTA:	3,496.50
		TOTAL:	12,237.75 *
17-03-228-032-1059		20200701646997   1-745-687-568	

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

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20-62954

**Prepared by & Mail to:**  
North American Title Company  
120 N. LaSalle Street  
Suite 800  
Chicago, IL 60602


**AFFIDAVIT FOR CERTIFICATION of  
DOCUMENT COPY  
(55 ILCS 5/3-3013)**

State of Illinois }  
                                  } ss.  
Cook County        }

I, the undersigned affiant, **Betsy Illingworth of North American Title Company**, being duly sworn, state that I have access to the copies of the attached document(s), namely **Warranty Deed**, as executed by names of party(ies): **Jophin Doriwala ("Grantor") and Mirela Gabrovska ("Grantee")**. My relationship to the document is: (ex. – Title Company, Lender, Attorney) **Title Company**.

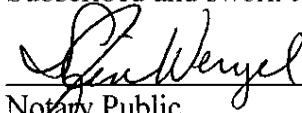
I state that under oath state that the original of this document is lost, or not in Possession of the party needing to record same. To the best of my knowledge the original document was not intentionally destroyed or in any manner disposed of for the purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the forgoing statements are true.

  
\_\_\_\_\_  
North American Title Company, by  
**Betsy Illingworth**

Date: February 3, 2021

Subscribed and sworn to before me this 3 day of February, 2021.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 5/29/2024

