UNOFFICIAL COPY

*21\hbar 57572011 Dx

Doc# 2105757011 Fee \$88.00

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

KAREN A. YARBROUGH

SOOK COUNTY CLERK

DATE: 02/26/2021 10:42 AM PG: 1 OF 3

2100030149
WARRANTY DEED

Jason Shoff and Lindsay Shoff, husband and wife, 1644 S. Prairie Ave., Unit 18C, Chicago, IL 60616 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Aditya Mehta and Charu Mehta, husband and wife, 1644 S. Prairie Ave., Unit 18C, Chicago, IL 60616 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-22-303-069-0000

Address of Real Estate: 1644 S. Prairie Ave., Unit 18C, Chicago, IL 60616

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		25-Feb-2021
	CHICAGO:	9,150.00
	CTA:	3,660.00
	TOTAL:	12,810.00 *
		1 0 055 400 004

17-22-303-069-0000 | 20210201647559 | 0-955-460-624

REAL ESTATE	TRANSFER TA	x	26-Feb-2021
450		COUNTY:	610.00
	(SP.)	LLINOIS:	1,220.00
	133	TOTAL:	1,830.00
		L 2240004C47EE0	1 553 775 632

17-22-303-069-0000 20210201647559

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

UNOFFICIAL COPY

Jason Shoff

Jason Shoff

Lindsay Shoff

STATE OF 11 SS)

COUNTY OF Day 10 1

ACKNOWLEDGMENT

I, the undersigned, a Notary Puolic in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Jason Shoff and Linusay Shoff** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 20th day of Februar, 2021

Commission expires: 2/20/2023

Notary Public

Prepared By:

Matthew Rich, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Aditya Mehta and Charu G. Mehta 1644 S. Prairie Ave. Unit 18C Chicago, IL 60616 ROBERT GIROU Official Seal Notary Public - State of Wincis My Commission Expires Feb 20, 2013

2105757011 Page: 3 of 3

· UNOFFICIAL COPY ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

ISSUED BY STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

TRACT 1:

PARCEL 18

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN THE SUBDIVISION OF THE EAST HALF OF BLOCK 2 OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°35'00" EAST ALONG THE EAST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 62.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°35'00" EAST ALONG THE EAST LINE Of SAID LOT 2 A DISTANCE OF 21.75 FEET; THENCE SOUTH 88°25'00" WEST 51.17 FEET; THENCE NORTH 01°35'00" WES 21.75 FEET; THENCE NORTH 88°25'00" EAST 51.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, LUNOIS.

CONTAINING 1113 SQUARE FEET OR 0,0255 ACRES, MORE OR LESS.

TRACT 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF TRACT 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR PRAIRIE COURT TOWNHOMES HOMEOWNERS ASSOCIATION DATE: 1/17/2017 AND RECORDED 7/24/2017 AS DOCUMENT NUMBER 1720515137.

TRACT 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF TRACT 1.45 SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY WAS FOR THE PRAIRIE COURT TOWNHOMES AS OFFICE HOMEOWNERS ASSOCIATION DATED 7/17/2017 AND RECORDED 7/24/2317 AS DOCUMENT NUMBER 1720515137.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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