

UNOFFICIAL COPY



2105757011D

Doc# 2105757011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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

21000030109

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 *

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

REAL ESTATE TRANSFER TAX

26-Feb-2021



COUNTY:	610.00
ILLINOIS:	1,220.00
TOTAL:	1,830.00

17-22-303-069-0000 | 20210201647559 | 1-553-775-632

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

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" WEST 21.75 FEET; THENCE NORTH 88°25'00" EAST 51.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 DATED 7/17/2017 AND RECORDED 7/24/2017 AS DOCUMENT NUMBER 1720515137.

TRACT 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF TRACT 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE PRAIRIE COURT TOWNHOMES HOMEOWNERS ASSOCIATION DATED 7/17/2017 AND RECORDED 7/24/2017 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 A; Schedule B, Part I - Requirements; and 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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008LUN - ALTA Commitment For Title Insurance (8/1/16)

