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2111634043D

THIS DOCUMENT WAS PREPARED BY:

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2021 03:48 PM PG: 1 OF 4

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 9th day of March, 2021 by and between **Karan Patel, single man and Ashley E. Stewart, a single woman, as joint tenants** of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **John Washburn as** _____ of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 14-32-222-049-1009 and 14-32-222-049-1015
Address of Real Estate: 1122 West Armitage, Unit 402, Chicago, IL 60614
* P-6

SIGNATURE PAGE FOLLOWS

S Y
P 4
S Y-2
M _____
SC _____
E _____
INT 14

REAL ESTATE TRANSFER TAX		18-Mar-2021
CHICAGO:		4,387.50
CTA:		1,755.00
TOTAL:		6,142.50 *

14-32-222-049-1009 | 20210301665099 | 1-665-487-376
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		18-Mar-2021
COUNTY:		292.50
ILLINOIS:		585.00
TOTAL:		877.50

14-32-222-049-1009 | 20210301665099 | 1-368-019-472

Chicago Title

21 ESC 2541 SOLD RJD 10/2

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 9th day of March, 2021.

Karan Patel
Karan Patel

Ashley E. Stewart
Ashley E. Stewart

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karan Patel and Ashley E. Stewart, 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, sealed and delivered this said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

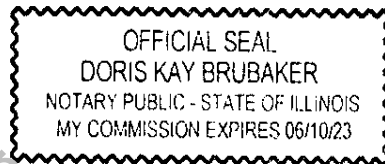
GIVEN under my hand and official seal, this 9th day of March, 2021.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

JOHN WASHBURN
1122 W. Armitage Avenue #402
60614



After Recording Return To:

JOHN WASHBURN
1122 W. Armitage Avenue #402
60614

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EXHIBIT A

Legal Description

UNITS 402 AND P-6 IN THE VICTORIAN GENTLEMAN I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 (EXCEPT THE WEST 3.5 FEET OF THE NORTH 25 FEET OF LOT 24) IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF 10 OF SHEFFIELD'S ADDITION), IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95002436, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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