

UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY

Name & Address of Taxpayer:
Rakesh Kumar
1240 West Monroe Street, Unit 1
Chicago, IL 60607

Mail To:
Sean Wepler
Wepler Law Group, LLC
121 West Church Street
Libertyville, IL 60048

Doc# 2112613028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/06/2021 11:37 AM PG: 1 OF 3

AN/AM

21GNW107912 WH 172

THE GRANTORS, ~~HEATHER SAMPOGNARO n/k/a HEATHER JOYCE, JULIE SCHAFFRATH, and RICK SAMPOGNARO~~, ^(married individuals) for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY to **RAKESH KUMAR**, ^{an unmarried man.}

PARCEL 1:

~~THAT PART OF LOTS 18 AND 19 AND THE EAST 6.00 FEET OF THE SOUTH 118.00 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJOINING S. 4E 1/4 CT 18 IN MCCORMICK'S SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF BLOCK 3 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOTS 7, 8, 9, AND 10 IN ASSESSOR'S DIVISION OF BLOCK 3 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3, THEN NORTH 89°51'40" WEST ALONG THE SOUTH LINE OF BLOCK 3, 349.15 FEET; TO THE POINT OF BEGINNING, THEN CONTINUING NORTH 89°51'40" WEST, 55.50 FEET; THEN NORTH 00°08'20" EAST, 22.30 FEET; THENCE SOUTH 89°51'40" EAST, 55.50 FEET; THEN SOUTH 00°08'20" WEST, 22.30 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 8.50 FEET OF THE ABOVE DESCRIBED PARCEL LYING BELOW A HORIZONTAL PLANE OF 36.35 (PROPOSED) ABOVE CHICAGO CITY DATUM.~~

PARCEL 2:

~~EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MONROE STREET TOWNHOMES RECORDED AS DOCUMENT NUMBER 0647931136, IN COOK COUNTY, ILLINOIS.~~

SUBJECT TO: Conditions, covenants, and restrictions of record and general real estate taxes not yet due and payable.

See attached receipt

Permanent Real Estate Index Number: 17-17-105-106-0000

Address of Real Estate: 1240 West Monroe Street, Unit 1, Chicago, IL 60607

*Y non homestead property

Dated this 6th day of April 2021.

Heather Joyce
HEATHER SAMROGNARO n/k/a
HEATHER JOYCE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heather Sampognaro n/k/a Heather Joyce, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of April, 2021



[Signature]
Notary Public

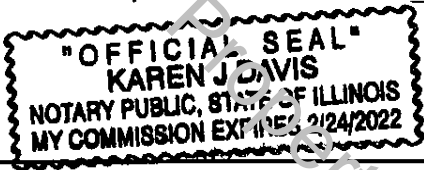
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Julie Schaffrath
JULIE SCHAFFRATH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julie Schaffrath, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of April, 2021



Karen J Davis
Notary Public

Rick Sampognaro
RICK SAMPONGARO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rick Sampognaro, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of April, 2021



Karen J Davis
Notary Public

Prepared By:
Esp Kreuzer Cores LLP
400 S. County Farm Road
Wheaton, IL 60187

REAL ESTATE TRANSFER TAX		13-Apr-2021
CHICAGO:		4,117.50
CTA:		1,647.07
TOTAL:		5,764.50*

17-17-105-106-0000 | 20210301679989 | 1-939-450-384
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Apr-2021
COUNTY:		274.50
ILLINOIS:		549.00
TOTAL:		823.50

17-17-105-106-0000 | 20210301679989 | 1-299-658-256

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LEGAL DESCRIPTION

Order No.: 21GNW107012WH

For APN/Parcel ID(s): 17-17-105-106-0000 and

PARCEL 1:

THAT PART OF LOTS 18 AND 19 AND THE EAST 6.00 FEET OF THE SOUTH 118.00 FEET OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 18 IN MCCORMICK'S SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF BLOCK 3 IN THE CANAL TRUSTEES SUBDIVISION OF THE 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, ALSO THAT PART OF LOTS 7, 8, 9 AND 10 IN ASSESSOR'S DIVISION OF BLOCK 3 AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3, THENCE NORTH 89°51'40" WEST ALONG THE SOUTH LINE OF BLOCK 3, 349.15 FEET" TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'40" WEST, 55.50 FEET; THENCE NORTH 00°08'20" EAST, 22.30 FEET; THENCE SOUTH 89°51'40" EAST, 55.50 FEET; THENCE SOUTH 00°08'20" WEST, 22.30 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 8.50 FEET OF THE ABOVE DESCRIBED PARCEL LYING BELOW A HORIZONTAL PLANE OF 36.35 (PROPOSED) ABOVE CHICAGO CITY DATUM.

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Cook County Clerk's Office