

# UNOFFICIAL COPY

## WARRANTY DEED

Doc# 2117517110 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/24/2021 01:46 PM Pg: 1 of 2

Dec ID 20210501645311  
ST/CO Stamp 1-198-421-264 ST Tax \$471.00 CO Tax \$235.50  
City Stamp 0-622-437-648 City Tax: \$4,945.50

The GRANTORS, Nirav D. Shah and Kara M. Palamountain, Husband and Wife, of the City of Brunswick, County of Cumberland, State of Maine, for and in consideration of ten dollars, in hand paid, and other good and valuable consideration, CONVEYS AND WARRANTS to

*\*If an unmarried man*  
John Kaminsky and *an unmarried woman* Lindsey Bly

Chicago, Illinois

Not as Tenants in Common, ~~not as Joint Tenants, but as Tenants by the Entirety~~, in fee simple, the following described Real Estate in the County of Cook, State of Illinois:

**SEE LEGAL ATTACHED**

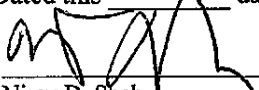
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

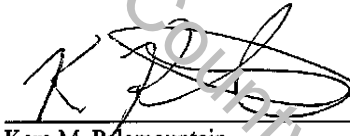
Index No. : 14-29-400-042-0000

PROPERTY ADDRESS: 2707 North Lincoln Avenue, Unit B, Chicago, IL 60614

Subject to General taxes for 2020 and subsequent years  
Covenants, conditions and restrictions of record

Dated this 3 day of June, 2021.

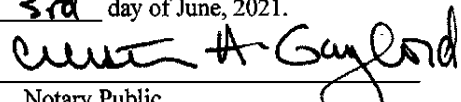
  
Nirav D. Shah

  
Kara M. Palamountain

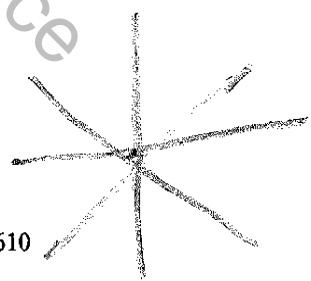
State of Maine }  
County of ~~Cumberland~~ *Kennebec* } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Nirav F. Shah and Kara M. Palamountain, Husband and Wife, 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 the said instrument as their free and voluntary act.

Given under my hand and notary seal this 3rd day of June, 2021.


  
Notary Public



**CELESTE A. GAYLORD**  
Notary Public - Maine  
My Commission Expires  
March 18, 2022



This instrument prepared by John J. Zachara, 1235 N Clybourn Ave, Suite 332, Chicago, Illinois 60610

Mail to: Morton Ruben 3330 Dundee Road, Suite C-4 Northbrook, IL 60062	Subsequent Bills: John Kaminsky and Lindsey Bly 2707 North Lincoln Avenue, Unit B Chicago, IL 60614
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REAL ESTATE TRANSFER TAX	11-Jun-2021
	CHICAGO: 3,532.50
	CTA: 1,413.00
	TOTAL: 4,945.50 *

REAL ESTATE TRANSFER TAX	18-Jun-2021
	COUNTY: 235.50
	ILLINOIS: 471.00
	TOTAL: 706.50

14-29-400-042-0000 | 20210501645311 | 0-622-437-648

14-29-400-042-0000 | 20210501645311 | 1-198-421-264

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

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**ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exhibit A - Legal Description**

Parcel 1:  
The Northwesternly 20.50 feet of the Northeastery 23.32 feet of the Southwesterly 47.25 feet of the following described tract:  
Lots 25 through 28 in Broomell's Subdivision (except the East 6 2/3 Acres) of Outlot 10 and (except the East 3 1/3 Acres) of Outlot 13 in  
Canal Trustees Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook  
County, Illinois.

Parcel 2:  
Easements for ingress and egress for the benefit of Parcel 1 as set defined and set Forth in Document Recorded as No. 95573176.

Property of Cook County Clerk's Office