

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)**

Doc#. 2120008010 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 09:05 AM Pg: 1 of 3

Dec ID 20210701697378
ST/CO Stamp 1-945-912-080 ST Tax \$289.00 CO Tax \$144.50
City Stamp 1-024-000-784 City Tax: \$3,034.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Samir Patel, married to Julie Patel

Of 450 East Waterside Dr., Unit 1006, Chicago, IL 60601, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

Zoe Goldhirsh, a single woman

Of 1743 N. Leavitt St., Unit 420, Chicago, IL 60647

TO HAVE AND TO HOLD SAID PREMISES forever the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

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

THIS IS NOT A HOMESTEAD PROPERTY.

SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2020 and subsequent years.

Permanent Index Number (PIN): 17-04-200-096-1047 AND 17-04-200-096-1120

Address(es) of Real Estate: 1546 North Orleans Street, Apartment 607, Chicago, IL 60610

Dated this 25th day of June, 2021

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PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Samir Patel (SEAL)
Samir Patel

SAMIR PATEL

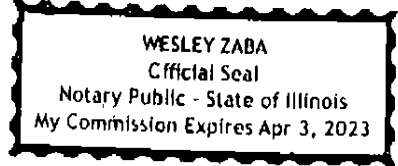
State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Samir Patel personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 25th day of June, 2021.

Commission expires 4/3/2023

[Signature]
NOTARY PUBLIC

This instrument was prepared by: Wesley Zaba, Zaba Law Group, P.C.
5117 Main Street, Ste. C
Downers Grove, IL 60515



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Michael A. Goldhirsh, Attorney at Law
618 Academy Drive, B
Northbrook, IL 60062

Zoe Goldhirsh
1546 North Orleans St., Unit 607
Chicago, IL 60610

Property of Cook County Clerk's Office

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American Land Title Association

Commitment for Title Insurance

Adopted 08-01-2016

Technical Corrections 04-02-2018

EXHIBIT A

The Land referred to in this Commitment is described as follows:

UNIT 607 AND PARKING SPACE UNIT P61 IN PARC ORLEANS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: THE NORTH 58 FEET OF LOTS 2 AND 3, TAKEN AS A TRACT, (EXCEPT THE WEST 5.0 FEET OF LOT 3) AND ALSO (EXCEPT THE EAST 25.74 FEET OF THE NORTH 46.0 FEET OF LOT 2) IN THE SUBDIVISION OF THE EAST 100 FEET OF WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125, AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THE NORTH 46 FEET OF LOT 4, AND THE WEST 5.0 FEET OF THE NORTH 46 FEET OF LOT 3, TAKEN AS A TRACT, IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND THE SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND 137 OF BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3: LOTS 5, 8, 9 AND THE WEST 29.64 FEET OF LOT 12 (EXCEPT ELEVATED RAILROAD RIGHT-OF WAY DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF LOT 12, 41 FEET WEST OF THE WEST LINE OF NORTH MARKET STREET (NOW ORLEANS STREET) THENCE WEST 61.2 FEET; THENCE NORTH 22 FEET; THENCE SOUTHEASTERLY TO THE POINT BEGINNING) IN LOGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

THAT PORTION OF LOTS 2 AND 3 (EXCEPT THE WEST 5.00 FEET OF SAID LOT 3) LYING SOUTH OF THE NORTH 58.0 FEET THEREOF, AND THAT PORTION OF LOT 4 AND WEST 5.00 FEET OF LOT 3, LYING SOUTH OF THE NORTH 46.0 FEET THEREOF, ALL IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 25.74 FEET OF THE NORTH 46.0 FEET OF LOT 2 IN THE SUBDIVISION OF THE EAST 100 FEET OF THE WEST 227.30 FEET OF LOT 119 AND SUB-LOTS 3 AND 4 OF THE WEST 1/2 OF LOTS 120, 125 AND ALL OF LOTS 123, 124, 127 TO 134 AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 17, 2003 AS DOCUMENT 0030085584, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 1546 N ORLEANS ST., UNIT 607, CHICAGO, ILLINOIS 60610

PIN: 17-04-200-096-1047, 17-04-200-096-1120