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Doc# 2120108571 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/20/2021 03:54 PM Pg: 1 of 4

Dec ID 20210601670062

ST/CO Stamp 1-688-976-656 ST Tax \$585.00 CO Tax \$292.50

City Stamp 1-753-666-832 City Tax: \$6,467.80

WARRANTY DEED ILLINOIS STATUTORY

S# 1279908

105-2

8/2/21

THE GRANTORS, Vikram S. Patel, a single person, and Pankaj H. Patel, a married person, of the City of Chicago, in the County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to GRANTEES, Christopher Woodside and Rachel Dailey, husband and wife, of 918 W. Belmont, Chicago, IL 60657, 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 ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD said premises as.

Permanent Index Number(s): 14-19-115-041-1002

Property Address: 3830 N. Damen Ave, Unit 2, Chicago, IL 60618

SUBJECT TO: (a) General Real Estate Taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, Building Lines and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) easements for public utilities; (f) drainage ditches, feeder, lateral and drain tile pipe or other conduit; (g) roads and highways.

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

Dated this ²³ day of June, 2021.


Vikram S. Patel


Pankaj H. Patel


Malini Patel


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MAIL TO:

Ms. Betsy C. Lane
Lane Law Associates
1234 Sherman Ave., Suite 201
Evanston, Illinois 60202



SEND SUBSEQUENT TAX BILLS TO:

Christopher Woodside and Rachel Dailey
3830 N. Damen Ave., Unit 2
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		09-Jul-2021
	CHICAGO:	4,387.50
	CTA:	1,755.00
	TOTAL:	6,142.50 *

14-19-115-041-1002 | 20210601670062 | 1-753-666-832

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

REAL ESTATE TRANSFER TAX		09-Jul-2021
	COUNTY:	292.50
	ILLINOIS:	585.00
	TOTAL:	877.50

14-19-115-041-1002 | 20210601670062 | 1-688-976-656

Property of Cook County Clerk's Office

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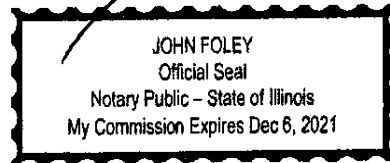
STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Vikram S. Patel 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 in the instrument as his 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 notarial seal, this 23rd day of Aug, 2021.

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

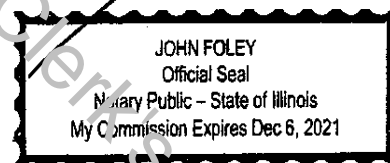


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pankaj H. Patel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 23rd day of Aug, 2021.

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

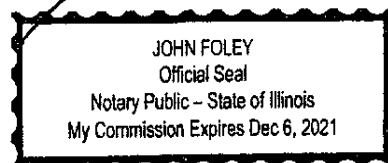


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Malini Patel personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 notarial seal, this 23rd day of Aug, 2021.

Notary Public

THIS INSTRUMENT PREPARED BY:
Foley Law and Tax Group, LLC
549 S. Washington,
Naperville, IL 60540



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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit Number 2 in "the 3830 N. Damen Condominium", as delineated on a survey of the following described real estate:

The South 20 feet of Lot 11 and the North 10 feet of Lot 12 in Ogden Estates Subdivision of Block 13 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Southwest Quarter of the Northeast Quarter thereof and the Southeast Quarter of the Northwest Quarter thereof and the East half of the Southeast Quarter thereof) in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 1806722056, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-2 limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 1806722056.

Property of Cook County Clerk's Office