

Doc# 2120439314 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/23/2021 01:13 PM Pg: 1 of 3

Dec ID 20210701600303
ST/CO Stamp 1-479-521-040 ST Tax \$1,100.00 CO Tax \$550.00
City Stamp 0-466-592-528 City Tax: \$11,550.00

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THE GRANTORS, **DOUGLAS HART and JESSICA HART**, husband and wife, of the City of Chicago, 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, CONVEYS AND WARRANTS TO **ASHWIN K. GANESAN**, married to **PRIYAM GANESAN**, of 1035 W. Van Buren St., #1511, Chicago, IL 60607 the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

That Part of Lot 3 and the West 45 feet of Lot 2 (taken as a Tract) in Assessor's Subdivision of Block 3, in Canal Trustees' Subdivision of the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois, described as follows: Beginning on the South line of said Tract at the point of intersection with the Southerly Extension of the center line of a Party Wall of a Three Story Brick Building, said point being 55.22 feet East of the Southwest Corner of Lot 3; Thence North along the Center line of said Party Wall and its Southerly Extension to the North face of said building, a distance of 40.56 feet; Thence East along the North face of said Three Story Brick Building, a distance of 17.23 feet; Thence south along the center line of a Party Wall of said Three Story Brick Building and its Southerly Extension, a distance of 40.56 feet to the intersection with the South line of said Tract; Thence West along the South line of said Tract, a distance of 17.24 feet to the point of beginning.

Parcel 2: Easements for the benefit of Parcel 1 for Ingress and Egress over and upon the common areas as set forth in the Declaration for Madison Street Townhouse Association recorded October 12, 1999 as Document 99959213.

subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

permanent index number: 17-17-105-059-0000
property address: 1229 W. Madison St., Unit P, Chicago, IL 60607

THIS INSTRUMENT WAS PREPARED BY:
Lisa Gagliano Bernstein
Law Offices of Lisa Gagliano Bernstein
309 E. Rand Rd., Suite 246
Arlington Heights, IL 60004

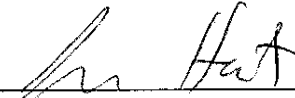
UNOFFICIAL COPY

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

DATED this 29th day of June 2021.



DOUGLAS HART



JESSICA HART

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 **DOUGLAS HART and JESSICA HART**, 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, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29th day of June 2021.

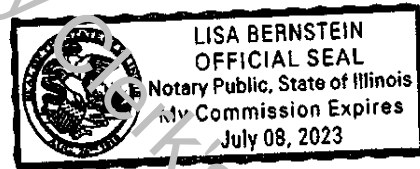
commission expires: 7/8/23



NOTARY PUBLIC

MAIL TO:


ROBIN KING
265 EATON ST
NORTHFIELD, IL 60093





✓ w/ DOCUMENT

SEND SUBSEQUENT TAX BILLS TO:

ASHWIN K. GANESAN
1229 W. Madison St., Unit P
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		20-Jul-2021
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00 *
17-17-105-059-0000 20210701600303 0-466-592-528		

REAL ESTATE TRANSFER TAX		20-Jul-2021
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00
17-17-105-059-0000 20210701600303 1-479-521-040		

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

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

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