

UNOFFICIAL COPY

Warranty Deed

THE GRANTORS, DAVID A. BAKER and GEORGIA V. BAKER, formerly known as Georgia R. Vinzant, husband and wife, of Chicago, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to ANKIT R. PATEL and BIJAL PATEL, of Chicago, Cook County, Illinois as Husband and Wife as **Tenants by the Entirety**, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:



Doc# 2122412062 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 01:24 PM PG: 1 OF 3

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-13-417-048-030

Address of Real Estate: 2510 West Irving Park Road, Unit 410, Chicago, Illinois 60618

SUBJECT TO: Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2020 and 2021

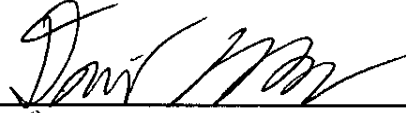
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CT: 21GNW847318SK 10/2

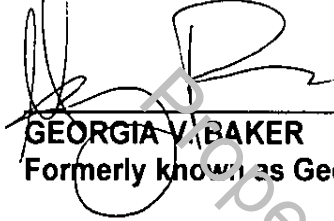
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P	3
S	4
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INT	JP

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In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 16 day of July, 2021.



DAVID A. BAKER

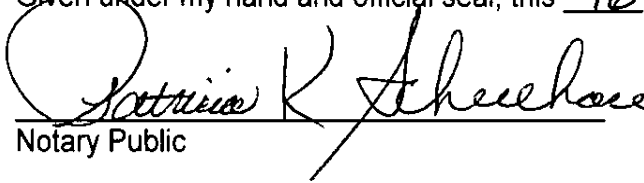


GEORGIA V. BAKER
Formerly known as Georgia R. Vinzant

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID A. BAKER and GEORGIA V. BAKER, aforesaid, 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 and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of July, 2021.



Notary Public

AFTER RECORDING, RETURN TO:

PKMO

115. Dunton Ave
Arvin Heights IL 60005

Send subsequent tax bills to:

Ankit Patel

2510 W Irving Park Road Unit 410
Chicago, IL 60618

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No. 21GNW847318SK

For APN/Parcel ID(s): 13-13-417-048-1030

PARCEL 1:



UNIT 410 IN THE NORTH BRANCH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 18-27, INCLUSIVE, IN BLOCK 6 IN PAUL O. STENLAND'S SECOND SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0516434122 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-36, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0516434122, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		22-Jul-2021	
	COUNTY:		225.50
	ILLINOIS:		451.00
	TOTAL:		676.50
13-13-417-048-1030 20210701602526 0-741-952-272			

REAL ESTATE TRANSFER TAX		22-Jul-2021	
	CHICAGO:		3,382.50
	CTA:		1,353.00
	TOTAL:		4,735.50
13-13-417-048-1030 20210701602526 0-523-006-736			

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