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WARRANTY DEED ILLINOIS STATUTORY



Doc# 2123112043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/19/2021 10:55 AM PG: 1 OF 3

AP2128158 10F1

THE GRANTOR(S), Chad M. Feingold, Trustee under Trust Agreement dated 10/25/2011 and known as the CMF Revocable Trust of the City of Chicago, County of Cook, State of IL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS to Ruchik S. Desai, a married man, of ~~286 Devon Road Naperville, IL 60563~~ of the County of Porter, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

21507 S. Prairie Ave, Chicago, IL 60605

See Exhibit "A" attached hereto and made a part hereof

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


Permanent Real Estate Index Number(s): 14-28-304-088-0000

Address(es) of Real Estate: 2662 N. Geneva Terrace Chicago, IL 60614

Dated this 9th day of August, 2021



Chad M. Feingold as Trustee under Trust Agreement

Dated 10/25/2011 and known as the CMF Revocable Trust

REAL ESTATE TRANSFER TAX	11-Aug-2021
 CHICAGO:	26,625.00
CTA:	10,650.00
TOTAL:	37,275.00 *

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

REAL ESTATE TRANSFER TAX	11-Aug-2021
 COUNTY:	1,775.00
 ILLINOIS:	3,550.00
TOTAL:	5,325.00

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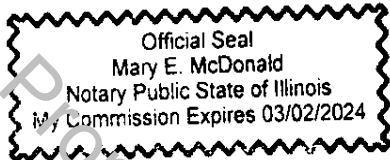
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chad M. Feingold, as Trustee of the CMF Revocable Trust dated October 25, 2011, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal, this 9th day of August, 2021



Mary E. McDonald (Notary Public)

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington, Suite 900
Chicago, IL 60602

Mail To:
Mr. Namit Bammi
Bammi Law Group, LLC
203 N. LaSalle Street, Suite 2100
Chicago, IL 60601



Name & Address of Taxpayer:
Ruchik S. Desai
2662 N. Geneva Terrace
Chicago, IL 60614

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

EXHIBIT A

PARCEL 1:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002, AS DOCUMENT 0020749722 AND RE-RECORDED JULY 19, 2002, AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL ACCESS EASEMENTS FOR THE BENEFIT OF ALL OWNERS OF LOTS 8, 9, 15, AND 16, TOGETHER WITH THEIR TENANTS, GUESTS, AGENTS AND INVITEES, AS SET FORTH BY THE DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTION FOR THE LINCOLN PARK COMMONS HOMEOWNERS ASSOCIATION DATED JANUARY 10, 2002 AND RECORDED JANUARY 15, 2002, AS DOCUMENT 0020061321, AND AMENDMENTS THERETO, FOR THE PURPOSE OF A PEDESTRIAN COURT EASEMENT FOR INGRESS AND EGRESS ON, OVER AND ALONG THOSE PORTIONS OF THE LAND KNOWN AS LOTS 8 AND 26, AND IDENTIFIED ON THE PLAT OF SUBDIVISION AS "PEDESTRIAN COURT". PRIVATE ALLEYWAY EASEMENTS, FOR PUBLIC INGRESS AND EGRESS OF PERSONS AND VEHICLES, ON, OVER AND ALONG THOSE PORTIONS OF THE LAND IDENTIFIED AS "PRIVATE ALLEYWAY" ON SAID PLAT, RECORDED JULY 9, 2002, AS DOCUMENT 0020749722 AND RE-RECORDED AS DOCUMENT 0020790850.

14-28-304-088-0000

Near North National Title
222 N. LaSalle
Chicago, IL 60601

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222 N. LaSalle
Chicago, IL 60601