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WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2123629038 Fee \$88.00

MAIL TO:

Stephanie A. Garces Donat, Esq.
Attorney at Law
121 S. Wilke Rd., Suite 301
Arlington Heights, Illinois 60005

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2021 12:19 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER

Rita Shah and Shirish Shah
1212 N. Lasalle Dr., Unit 1702
Chicago, Illinois 60610

Chicago title 2123629038 ✓

* APPLICABLE TO EACH OTHER

THE GRANTORS, **Anant Derhgawen*** and **Deepa Bhaderesh Sheth**, from Chicago, Illinois, for and in consideration of TEN DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEES, **Rita Shah and Shirish Shah**, as joint tenants, and not as tenants in common, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby releasing and waiving all rights under and by any virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Property Address: 1212 N. Lasalle Dr., Unit 1702, Chicago, Illinois 60610

Property Index Number (PIN): 17-04-221-052-1109

Dated this 15th day of July, 2021

By: [Signature]
Anant Derhgawen

By: [Signature]
Deepa Bhaderesh Sheth

REAL ESTATE TRANSFER TAX

23-Jul-2021



COUNTY: 124.25
ILLINOIS: 248.50
TOTAL: 372.75

17-04-221-052-1109 | 20210701600995 | 1-071-450-896

REAL ESTATE TRANSFER TAX

23-Jul-2021



CHICAGO: 1,863.75
CTA: 745.50
TOTAL: 2,609.25 *

17-04-221-052-1109 | 20210701600995 | 0-152-447-760

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

S
P 3
S 4
SC 1
INT JP

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STATE OF IL
COUNTY OF COOK

ss.

I, the undersigned, Daniel Stuelpnagel, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Anant Derhgawen**, 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 sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15th day of July, 2021.

SEAL:



Notary Public

My Commission expires on 02-23-2023



STATE OF IL
COUNTY OF COOK

ss.

I, the undersigned, Daniel Stuelpnagel, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Deepa Bhaderesh Sheth**, 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 sealed and delivered the foregoing instrument as her free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15th day of July, 2021.

SEAL:



Notary Public

My Commission expires on 02-23-2023

NAME and ADDRESS OF PREPARER:
Gate & Bridge LLC
77 W. Wacker Dr., Suite 4500
Chicago, IL 60601



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LEGAL DESCRIPTION

Order No.: 21GSC018023LP

For APN/Parcel ID(s): 17-04-221-052-1109

PARCEL 1: UNIT # 1702 IN THE LA SALLE PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 2A, 2B, 2C, 3, AND 4 IN STEPHEN N. GOULETAS RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93247587, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR SUPPORT, ENTRY, INGRESS AND EGRESS, COMMON WALLS, FLOORS, CEILINGS, UTILITIES AND ENCROACHMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT AND RESERVATION OF EASEMENTS, RECORDED AS DOCUMENT 93247586.

Property of Cook County Clerk's Office