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Doc# 2125706276 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2021 12:20 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210701615366
ST/CO Stamp 0-282-386-192 ST Tax \$134.50 CO Tax \$67.25
City Stamp 1-661-656-848 City Tax: \$1,412.25

FIRST AMERICAN TITLE
FILE # AT1013087

(The Above Space for Recorder's Use Only)

THE GRANTORS Aristotelis Mpougas and Erene J Mpougas, married to each other, 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 Tushar Trivedi and Hemal ~~Trivedi~~, ^{**Bharta Trivedi} married to each other, of 1651 Cass Avenue, Libertyville, IL 60048, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

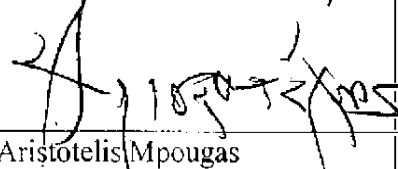
SEE ATTACHED LEGAL DESCRIPTION

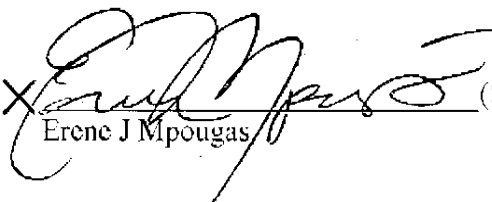
Permanent Index Number(s): 17-03-222-023-1201
Property Address: 260 East Chestnut Street Unit 1906, Chicago, IL 60611

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year ~~2020~~ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).
^{* 2021}

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

Dated this 1 day of Sept, 2021.

X  (Seal)
Aristotelis Mpougas

X  (Seal)
Erene J Mpougas

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STATE OF South Carolina)
) SS,
COUNTY OF Charleston)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aristotelis Mpougas and Erene J Mpougas 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 in the instrument as their 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 1 day of September, 2021.

X John W. Krebs
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Conno, LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Kaplan Saunders Valente & Beninati LLP
500 N. Dearborn St - 2nd Floor
Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO:

Tushar Trivedi
260 East Chestnut Street Unit 1906
Chicago, IL 60611

Property of COOK COUNTY Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 1906, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE PLAZA DEWITT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 23225147, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #s: 17-03-222-023-1201 (Vol. 496)

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Property of Cook County Clerk's Office