

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

UNOFFICIAL COPY

757427 1/2

WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2127316013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2021 09:58 AM PG: 1 OF 6

MAIL TO:

Seth A. Kaplan
Rudolph Kaplan LLC
20 N Clark St #2500
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER

Kaizan Kalyaniwallaas
600 N Fairbanks Ct., Unit 1501
Chicago, IL 60611

THE GRANTOR, **B/D Investments LLC**, an Illinois limited liability company, of 600 N Fairbanks Ct., Unit 1501, Chicago, IL 60611, for and in consideration of TEN and 00/100 DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to **Kaizan Kalyaniwallaas**, a married man, of Chicago, IL 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

TO HAVE AND TO HOLD the above granted premises unto the party 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.

Permanent Index Number(s): 17-10-206-035-1015; 17-10-206-035-1208

Commonly Known As: 600 N Fairbanks Ct., Unit 1501, Chicago, IL 60611

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P 6
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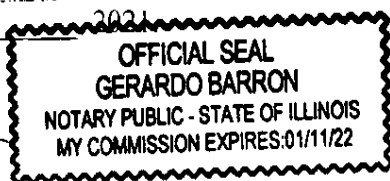
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STATE OF ILLINOIS }
 }
 }ss.
COUNTY OF COOK }

I, the undersigned, Gerardo Barron, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Bradley J. Dayan**, 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.

Given under my hand and notarial seal, this 30th day of June, 2021.

SEAL:
Gerardo Barron
Notary Public



My Commission expires on Jan 11, 2022

PREPARED BY:

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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Dated this 30th day of June, 2021.

GRANTOR

BJD INVESTMENTS, LLC

B. Jacob Day
By: Bradley J. Dayan, its Manager

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File No: 757427

EXHIBIT "A"

UNIT 1501 AND P-8-11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0730615045, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

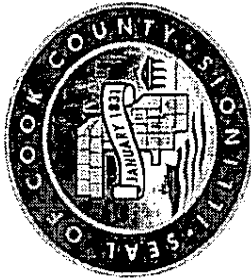
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REAL ESTATE TRANSFER TAX

27-Aug-2021



COUNTY:
ILLINOIS:
TOTAL:

465.00
930.00
1,395.00

17-10-206-035-1015

20210701697599

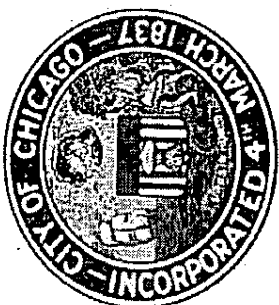
0-437-405-456

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REAL ESTATE TRANSFER TAX

27-Aug-2021



CHICAGO:

6,975.00

CTA:

2,790.00

TOTAL:

9,765.00

17-10-206-035-1015 | 20210701697599 | 1-641-793-296

* Total does not include any applicable penalty or interest due

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