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THIS DOCUMENT WAS
PREPARED BY:

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1394823 182 KJM

Doc#: 2129325276 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/20/2021 02:58 PM Pg: 1 of 4

Dec ID 20211001600058
ST/CO Stamp 0-020-923-536 ST Tax \$260.00 CO Tax \$130.00
City Stamp 0-189-274-256 City Tax: \$2,730.00

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 5th day of October, 2021 by and between **Jonathan Young, married to Alexia Young**, of the City of Chicago, State of Illinois ("Grantor"), and **Ricky Shivkumar Punjabi a Single MAN** of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:


See Exhibit A attached hereto

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



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

Permanent Real Estate Tax Number: 17-10-132-037-1176
Address of Real Estate: 405 North Wabash Avenue, Unit 1213, Chicago, IL 60611

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX	13-Oct-2021
	
CHICAGO:	1,950.00
CTA:	780.00
TOTAL:	2,730.00 *

17-10-132-037-1176 | 20211001600058 | 0-189-274-256

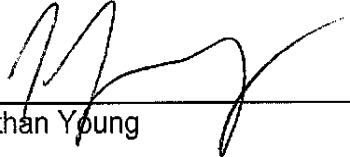
REAL ESTATE TRANSFER TAX	20-Oct-2021
 	
COUNTY:	130.00
ILLINOIS:	260.00
TOTAL:	390.00

17-10-132-037-1176 | 20211001600058 | 0-020-923-536

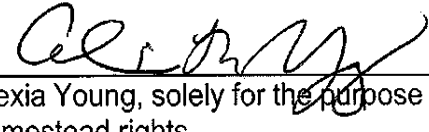
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 5th day of October, 2021.



Jonathan Young



Alexia Young, solely for the purpose of releasing
homestead rights

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Young, 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 signed, sealed and delivered this said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

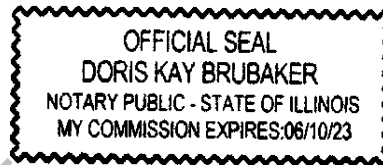
GIVEN under my hand and official seal, this 5th day of October, 2021.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Ricky Shivkumar Pungabi
405 W Wabash ave
Apt 1213 Chicago, IL 60611



After Recording Return To:

James H. Miller Jr
641 W. Lake #400
Chicago IL 60661

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Exhibit A - Legal Description

Parcel 1: Unit 1213 in the River Plaza Condominium as delineated on a survey of the following described real estate: Lots 3, 5, 8, 15, 16, 19, 20, 22, 31 and 39, both inclusive, 41 and 44 to 48 both inclusive, in River Plaza Resubdivision of land, Property and Space of Lots 1 to 12 and Vacated Alley in Block 5 in Kinzie's Addition to Chicago in the Northwest 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit 'B' to the Declaration of Condominium recorded as Document Number 94758753 together with its undivided percentage interest in the common elements.

Parcel 2: Easement for the benefit of Parcel 1 for ingress and egress, use and enjoyment of the Property as set forth in the River Plaza Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 94758750.

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