

UNOFFICIAL COPY

10/21
FD 21-1872

Doc#: 2130504355 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 11:48 AM Pg: 1 of 3

Dec ID 20211001618304
ST/CO Stamp 1-441-887-376 ST Tax \$141.00 CO Tax \$70.50
City Stamp 1-488-696-464 City Tax: \$1,480.50

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTORS, GWENDOLYN TROTTER, divorced and not since remarried* and DRAPEL TOWNSEND, a single person, of 1244 Sorin Street, South Bend, Indiana 46617, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to HARSH PATEL, a single person, of 1418 Blume Drive, Elgin, Illinois 60124, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 17-10-203-027-1038
c/k/a: 233 East Erie Street, #1208, Chicago, Illinois 60611

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

subject only 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 due and payable at the time of Closing.

* This is not homestead property *

- SIGNATURE PAGE FOLLOWS -

REAL ESTATE TRANSFER TAX

01-Nov-2021



COUNTY: 70.50
ILLINOIS: 141.00
TOTAL: 211.50

17-10-203-027-1038

| 20211001618304 | 1-441-887-376

REAL ESTATE TRANSFER TAX

01-Nov-2021



CHICAGO: 1,057.50
CTA: 423.00
TOTAL: 1,480.50 *

17-10-203-027-1038 | 20211001618304 | 1-488-696-464

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

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Dated this 26th day of October, 2021

Gwendolyn Trotter (SEAL)
GWENDOLYN TROTTER*

Drapel Townsend (SEAL)
DRAPEL TOWNSEND

* This is not homestead property *

State of Illinois }
 } ss
County of Cook }

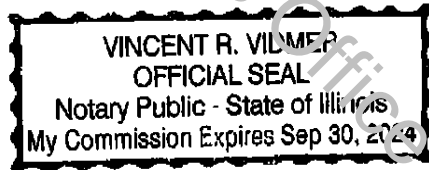
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GWENDOLYN TROTTER, divorced and not since remarried***, and **DRAPEL TOWNSEND, a single person**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 26th day of October, 2021

[Signature]
NOTARY PUBLIC

My Commission Expires: September 30, 2023

This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640



MAIL TO:
Cardi + Haught Ltd
939 N Plum Grove Rd #C
Schaumburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:
Harsh Patel
333 E Erie St #1208
Chicago, IL 60611

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1208, IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO) THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 "NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017397 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892, AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981, AND RECORDED OCTOBER 2, 1931, AS DOCUMENT 26017394 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-10-203-027-1038

c/k/a: 233 East Erie Street, #1208, Chicago, Illinois 60611