

# UNOFFICIAL COPY

Doc#: 2132004067 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2021 08:57 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

**Mail To:**

Lawrence C. Cassano

552 S. Washington St, #224

Naperville, IL 60540

**Name & Address of Taxpayer:**

Anshu Gupta and Vivek Gupta

605 Falls Bay Ct.

Alpharetta, GA 30022

Dec ID 20211001619540  
ST/CO Stamp 1-782-641-808 ST Tax \$280.50 CO Tax \$140.25  
City Stamp 2-109-076-624 City Tax: \$2,945.25

*Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Shannon L. Gallagher, an unmarried woman, and Michael L. Gallagher, a married man\*, of 1100 W Comelia Ave Unit 119, Chicago, State of Illinois, 60657, 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 Anshu Gupta and Vivek Gupta, husband and wife,

**(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)**

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 605 Falls Bay Ct., Alpharetta, GA 30022, 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 AS EXHIBIT A

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

SUBJECT 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.

Permanent Real Estate Index Number: 14-20-401-025-1020

Address of Real Estate: 1100 W Comelia Ave Unit 119, Chicago, IL, 60657

\*Not A Homestead Property

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Dated this 29th day of October, 20 21.

Shannon L. Gallagher  
Shannon L. Gallagher

Michael L. Gallagher  
Michael L. Gallagher

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Shannon L. Gallagher**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 29th day of October, 20 21.



Leslie Campins (Notary Public)

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Michael L. Gallagher**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 29th day of October, 20 21.



Leslie Campins (Notary Public)

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## Exhibit A

### Parcel 1:

Unit 119 in Hawthorne Place II Condominium, as delineated on a Survey of the following described real estate: Block 4 in Ernest J. Lehmann's Subdivision of Lot 4 in Assessor's Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, and also that part of the following described tract of land lying North of and adjoining the North line of Cornelia Street and lying South of and adjoining the South line of Eddy Street described as follows:

That part of Lot 4 in Assessor's Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian described as follows: A strip of Land 25 feet on each side and parallel to the following described center line; commencing at a point in the South line of said Lot 4 which is 201.8 feet East of the Southwest corner of said Lot 4; thence Northeasterly 301.2 feet; thence Northeasterly on a 2 degree curve to the left 725 feet to a point of the North line of said Lot 4, which is 585.8 feet East of the Northwest corner of said Lot 4 (except the Westerly 18 feet lying Southerly of the following line: Beginning on the Westerly line an arc distance of 195.25 feet from the Southwest corner; thence Southeasterly 60 degrees from the chord to said Southwesterly corner);

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 89392507, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of Parking Space P-47, a limited common element, as delineated on the Survey attached to the Declaration of Condominium recorded as Document No. 89392507.

PROPERTY OF Cook County Clerk's Office