

UNOFFICIAL COPY

Doc#. 2201312481 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2022 12:47 PM Pg: 1 of 3

Dec ID 20220101690489
ST/CO Stamp 1-776-404-112 ST Tax \$375.00 CO Tax \$187.50
City Stamp 1-257-621-136 City Tax: \$3,937.50

— Above Space For Recorder's Use —

Warranty Deed

Grantors, **PATRICK E. O'ROURKE** and **KRISTEN S. O'ROURKE**, married to each other, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEY AND WARRANT to Grantees, **NILESH PATEL**, a single man, and **JAYESH PATEL** and **ANITA PATEL**, husband and wife, as joint tenants (and not as tenants in common), the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (d) acts done or suffered by Grantees.

PIN #s: 14-31-318-014-1009 & 14-31-318-014-1186

Address of Real Estate: 2300 W. Saint Paul Ave., Apt. 401 Chicago, IL 60647

Dated as of the 5th day of January, 2022.

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523

File # 218137277


Patrick E. O'Rourke


Kristen S. O'Rourke

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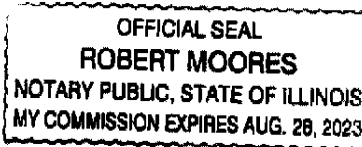
State of Illinois)
) SS:
County of DuPage)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Patrick E. O'Rourke, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31st day of December 2021.

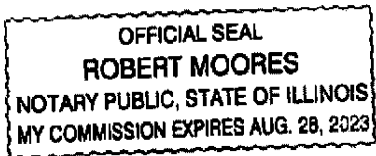
Robert Moores
Notary Public Robert Moores

State of Illinois)
) SS:
County of DuPage)



I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Kristen S. O'Rourke, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31st day of December 2021.



Kristen Moores
Notary Public Kristen Moores

Mail to: James Bebawy, Esq. Bebawy Law, PC 621 Plainfield Road, Suite 201 Willowbrook, Illinois 60527	Send Tax Bills to: Nikesh Patel 2300 W. Saint Paul Ave., Unit 401 Chicago, IL 60647
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Document Prepared by:

Joel Feldman
311 North Aberdeen, 3rd Floor
Chicago, Illinois 60607

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File No : 21813727-IL

EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

UNIT A-401 AND PA-18 IN THE 2300 WEST ST. PAUL; CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, AND 28 TOGETHER WITH A STRIP 3.00 FEET WIDE FROM THE NORTH TO THE SOUTH LYING NORTH OF AND ADJACENT TO LOTS 7, 8, 9, 10, 11 AND 12 IN BLOCK 2 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020088327, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE SA-401, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020088327.

Commonly Known As: 2300 W. Saint Paul Ave., Apt. 401, Chicago, IL 60647,

Parcel Identification Number: 14-31-318-014-1009 and 14-31-318-014-1186

ATA NATIONAL TITLE GROUP, LLC
175 E. Hawthorn Pkwy., Suite 135
Vernon Hills, IL 60061
Ph:(847) 281-9332 Fax:(847) 281-9334