

UNOFFICIAL COPY



Warranty Deed

ILLINOIS

Doc# 2202012016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/20/2022 01:13 PM PG: 1 OF 3

Chicago Title

AL ESC 5960394 10/28/21

Above Space for Recorder's Use Only

THE GRANTOR, Robert L. Lenhart, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Sahil Nair, A Single man, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 13-36-100-734-1014

Address of Real Estate: 3125 W. Fullerton Avenue, Unit 215, Chicago, IL 60647

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE.

The date of this deed of conveyance is 25th day of October, 2021.

Robert L. Lenhart, III

State of ILLINOS, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Robert L. Lenhart, III** 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 27, 2025
(My Commission Expires)

Given under my hand and official seal.

Dated: 10/28/21

LATOYA EDWARDS
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 27, 2025

Notary Public

Chicago Title

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UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 3125 W. Fullerton Avenue, Unit 216, Chicago, IL 60647.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

06-Jan-2022



COUNTY:	130.00
ILLINOIS:	260.00
TOTAL:	390.00

13-36-100-034-1014 | 20211101645235 | 2-065-278-608

REAL ESTATE TRANSFER TAX

22-Nov-2021



CHICAGO:	1,950.00
CTA:	780.00
TOTAL:	2,730.00 *

13-36-100-034-1014 | 20211101645235 | 0-248-218-256

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

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:
Sahil Naiv
3125 W. Fullerton Ave
Unit 216
Chicago, IL 60647

Recorder-mail recorded document
to:
Ernie Rose
11 S. Denton Ave.
Arlingha Height, IL 60605

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LEGAL DESCRIPTION

Order No.: 21GSC596039LP

For APN/Parcel ID(s): 13-36-100-034-1014

PARCEL 1:

UNIT 216 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0608331075, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. B-26, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office