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WARRANTY DEED



2204113183D

MAIL TO:

Dean Neal Fugate
Fogarty & Fugate LLC
203 N. LaSalle St., #2100
Chicago, Illinois 60601

Doc# 2204113183 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2022 04:03 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Rushi Patel
2432 West Chicago Avenue, #1N
Chicago, IL 60622

THE GRANTOR(S), AMIT BHATIA and SIMONE BHATIA, husband and wife, of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to RUSHI PATEL, Grantee's Address: 1767 Ellington Drive, Aurora, Illinois, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General Real Estate Taxes not yet due and payable, covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Permanent Real Estate Index Number(s): 16-01-431-043-1002

Address of Real Estate: 2432 West Chicago Avenue, #1N, Chicago, IL 60622

Dated this 17 day of December, 2021.

(Seal)

AMIT BHATIA

(Seal)

SIMONE BHATIA

S Y
P 3
S Y-1
SC Y
INT EK

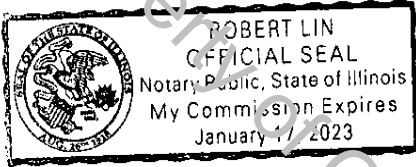
2168T009047WC RGS 102

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STATE OF Illinois)
) SS.
COUNTY OF DeWitt)

I, the undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that Amit Bhatia and Simone Bhatia is/are 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 (s)he/they signed, sealed and delivered the said instrument as a 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 17th day of December, 2021.



[NOTARIAL SEAL]

[Signature]
Notary Public

REAL ESTATE TRANSFER TAX		18-Jan-2022
	COUNTY:	295.00
	ILLINOIS:	590.00
	TOTAL:	885.00
16-01-431-043-1002 20211201678490 1-308-657-152		

REAL ESTATE TRANSFER TAX		18-Jan-2022
	CHICAGO:	4,425.00
	CTA:	1,770.00
	TOTAL:	6,195.00
16-01-431-043-1002 20211201678490 2-081-861-264		

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

NAME & ADDRESS OF PREPARER:
Robert Lin
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GST009047WC

For APN/Parcel ID(s): 16-01-431-043-1002

PARCEL 1: UNIT 1N IN THE 2432 W. CHICAGO AVENUE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 35 AND THE WEST 18 FEET OF LOT 36 IN READ'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 1, 2017 AS DOCUMENT 1721318024, AS AMENDED BY AS AMENDED BY FIRST AMENDMENT RECORDED MARCH 2, 2018 AS DOCUMENT NUMBER 1806118051, AND FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PS-1 AND STORAGE SPACE S-2, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 1721318024.

Property of Cook County Clerk's Office