

12

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Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY
JOINT TENANTS**



2204119053D

Doc# 2204119053 Fee \$88.00

THSP FEE:\$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2022 01:57 PM PG: 1 OF 4

DOGSAR/3018741

THE GRANTOR(S), Ankit K Patel, a single man and Bruce Dmytrow, a single man, as Joint Tenants of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Bruce Dmytrow of 3330 N Lake Shore Dr, 3D, Chicago, IL, Cook, 60657 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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(s): 14-21-310-055-1050

Address of Real Estate: 3300 N LAKE SHORE DR, UNIT 3D, Chicago, IL 60657

Dated this 24th day of April, 2020

Ankit K. Patel
Ankit K. Patel

Bruce Dmytrow
Bruce Dmytrow

REAL ESTATE TRANSFER TAX

10-Feb-2022



COUNTY: 112.50
ILLINOIS: 225.00
TOTAL: 337.50

14-21-310-055-1050

| 20200401668857 | 1-754-526-096

REAL ESTATE TRANSFER TAX

20-May-2020



CHICAGO: 1,667.50
CTA: 675.00
TOTAL: 2,342.50 *

14-21-310-055-1050 | 20200401668857 | 1-754-526-096

* does not include any applicable penalty or interest due

DOGSAR/3018741

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ankit K Patel, a single man and Bruce Dmytrow, a single man, as Joint Tenants** personally known to me to be the person(s) whose name(s) 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 24th day of April, 2020

Michele L Oatsvall
(Notary Public)

Prepared By: **Jeffrey Sanchez**
Zabel Law LLC
55 W Monroe St, Ste 3330
Chicago, IL 60663



Mail To:

Bruce Dmytrow
3330 N Lake Shore Dr, Unit 3D
Chicago, IL 60657

Name and Address of Taxpayer:
Bruce Dmytrow
3330 N Lake Shore Dr, Unit 3D
Chicago, IL 60657

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 3D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THE SOUTH 100 FEET OF LOTS 36, 37, 38, 39, AND THE SOUTH 100 FEET OF THAT PART OF LOT 40 LYING WEST OF THE WEST LINE OF SHERIDAN ROAD IN BLOCK 3 IN LAKE SHORE SUBDIVISION OF LOTS 24, 25 AND 26 IN PINE GROVE, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 KNOWN AS TRUST NUMBER 2371, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22632555, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

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(Space Above Reserved for Recorder's Stamp)

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Becky W., being duly sworn, state that I have access to the copies of the attached document(s), for which I am listing the type(s) of document(s) below:

(print name above)

Warranty deed
(print document type(s) on the above line)

which were originally executed by the following parties whose names are listed below:

Ankit Patel (print name(s) of executor/grantor) Bruce Dmytruk (print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

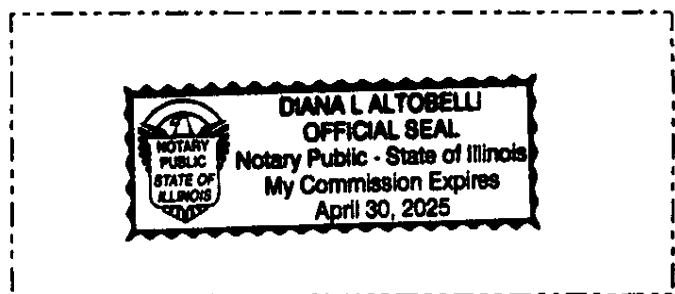
I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Signature]
Affiant's Signature Above

2-3-22
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

2/3/2022
Date Document Subscribed & Sworn Before Me
[Signature]
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for any photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document.