

UNOFFICIAL COPY

Doc#: 2206907161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2022 07:24 AM Pg: 1 of 5

Dec ID 20220201636429
ST/CO Stamp 1-458-305-424 ST Tax \$600.00 CO Tax \$300.00
City Stamp 0-384-563-600 City Tax: \$6,300.00

WARRANTY DEED

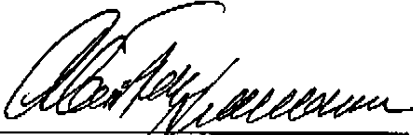
140065
THE GRANTOR, 1437 NORTH CALIFORNIA LLC, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

JHANVI PATEL, *A single Woman*
of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) 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 for 2021 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 16-01-208-037-0000 (underlying PIN)
Address of Real Estate: 1440 N. FAIRFIELD AVE., UNIT 2, PARKING P1, CHICAGO, IL 60622

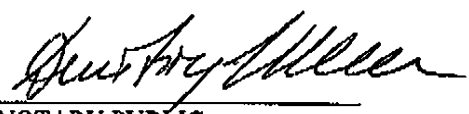
Dated this 15 day of February, 2022.


ALEX TROYANOVSKY, Manager

STATE OF ILLINOIS }
 }SS.
COUNTY OF LAKE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALEX TROYANOVSKY, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of February, 2022.


NOTARY PUBLIC



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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

Send subsequent tax bills to:

JHANVI PATEL

1440 N. Fairfield Ave., Unit 2

Chicago, IL 60622

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

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Exhibit "A" Legal Description

PARCEL 1:

UNIT NO. 2, IN 1440 FAIRFIELD CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 7 (EXCEPT THE NORTH 16 FEET THEREOF) AND LOT 8 TOGETHER WITH THAT PART OF THE NORTH-SOUTH 16 FOOT VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 7 AND 8, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 9 FEET OF LOT 7 EXTENDED WEST AND LYING NORTH OF THE SOUTH LINE OF LOT 8 EXTENDED WEST, ALL IN BLOCK 5 OF H.M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 23, 2022, AS DOCUMENT NO. 2205415019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF TOP AREA "B", LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 2205415019, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE DECLARATION OF EASEMENT RECORDED FEBRUARY 11, 2021 AS DOCUMENT NUMBER 2104222016, COOK COUNTY, ILLINOIS

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REAL ESTATE TRANSFER TAX

28-Feb-2022



CHICAGO:

4,500.00

CTA:

1,800.00

TOTAL:

6,300.00 *

16-01-208-037-0000

| 20220201636429

| 0-384-563-600

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

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REAL ESTATE TRANSFER TAX

28-Feb-2022



COUNTY:	300.00
ILLINOIS:	600.00
TOTAL:	900.00

16-01-208-037-0000

20220201636429

1-458-305-424

Property of Cook County Clerk's Office