

UNOFFICIAL COPY

PRECISION TITLE
WARRANTY DEED
ILLINOIS

MAIL TO:
David Frank
Attorney at Law
1211 Landwehr Road
Northbrook, IL 60062

PT22-
17918
1 of 2

Doc#: 2211207035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2022 08:47 AM Pg: 1 of 2

Dec ID 20220401672871
ST/CO Stamp 1-376-471-952 ST Tax \$400.00 CO Tax \$200.00
City Stamp 0-292-309-904 City Tax: \$4,200.00

NAME & ADDRESS OF TAXPAYER:
Karen Patton
1255 N. Sandburg Terrace, Unit 1502
Chicago, IL 60610

RECORDER'S STAMP

THE GRANTORS, MADHUKAR DUKE BHATA and VANDANA BINDU BHATIA, husband and wife of Chicago, Illinois for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to KAREN PATTON, of 1255 N. Sandburg Terrace, #2901, Chicago, IL 60610 interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 1502E IN ELIOT HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 (EXCEPT THE NORTH 48.50 FEET OF THE WEST 180.00 FEET THEREOF) AND ALSO EXCEPT THAT PART OF THE SOUTH 92.27 FEET OF THE WEST 137.805 FEET OF SAID LOT LYING ABOVE ELEVATION +18.50 FEET, CITY DATUM, IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25267212 AND REGISTERED AS DOCUMENT LR3134592, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for the year 2021 and all years subsequent thereto: covenants, restrictions, conditions, covenants and easements of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property of the Grantor.

Permanent Index Number(s): 17-04-222-062-1040
Property Address: 1255 N. Sandburg Terrace, Unit 1502, Chicago, IL 60610

DATED this 7 day of April, 2022.


(SEAL)
MADHUKAR DUKE BHATIA


(SEAL)
VANDANA BINDU BHATIA

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STATE OF FLORIDA)
)
COUNTY OF COLLIER)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MADHUKAR DUKE BHATIA AND VANDANA BINDU BHATIA**, 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 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 our hand and seal, this 7 day of April, 2022.

Blago Dajassandro
NOTARY PUBLIC



EXEMPT UNDER PROVISIONS OF PARAGRAPH
_____, SECTION 4, REAL ESTATE
TRANSFER ACT
DATE: _____, 2022

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:
David J. Bawcum
74 E. Grand Avenue, P.O. Box 86
Fox Lake, Illinois 60020

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5022) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		15-Apr-2022
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
17-04-222-062-1040 20220401672871 1-37-41-952		

REAL ESTATE TRANSFER TAX		15-Apr-2022
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00
17-04-222-062-1040 20220401672871 0-292-309-904		
* Total does not include any applicable penalty or interest due.		