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PREPARED BY:

Galanopoulos & Galgan
Dean G. Galanopoulos
340 W. Butterfield Road, Suite 1A
Elmhurst, IL 60126

Doc# 2213806138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2022 11:13 AM Pg: 1 of 2

MAIL TAX BILL TO:

Sachin Patel and Erica Carrier Patel
1733 W. George St., Unit 64
Chicago, IL 60657

Dec ID 20220401600534
ST/CO Stamp 0-928-796-560 ST Tax \$1,420.00 CO Tax \$710.00
City Stamp 1-248-939-920 City Tax: \$14,910.00

MAIL RECORDED DEED TO:

Stuart M. Sheldon
Stone, Pogrund & Korey, Ltd.
1 East Wacker Drive, Suite 2610
Chicago, IL 60601

TENANCY BY THE ENTIRETY WARRANTY DEED**Statutory (Illinois)**

THE GRANTOR(S), David L. Kripke and Felicia Balmaseda, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Sachin Patel and Erica Carrier Patel, husband and wife, of Nashville TN, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:
UNIT NUMBER 64 IN THE COLUMBIA PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87° 25' 45" WEST 118.07 FEET TO A POINT ON THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00° 36' 45" WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87° 25' 45" WEST ALONG THE NORTH LINE OF SAID ALLEY 165.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 25' 45" WEST ALONG SAID NORTH LINE OF ALLEY 80.19 FEET; THENCE NORTH 00° 36' 45" WEST 205.99 FEET TO A POINT OF CURVE; THENCE NORTHEAST 42.39 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 09° 45' 57" EAST FOR A DISTANCE OF 42.16 FEET); THENCE NORTH 89° 20' 26" EAST 71.84 FEET; THENCE NORTH 00° 42' 23" EAST 69.25 FEET TO THE NORTHEASTERLY EXTENSION OF THE FIRST DESCRIBED ARC; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE FIRST DESCRIBED ARC, FOR A DISTANCE OF 39.59 FEET (SAID ARC HAVING A CHORD BEARING OF NORTH 80° 17' 17" EAST A DISTANCE OF 39.40 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89° 58' 48" EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00° 36' 06" EAST 86.86 FEET; THENCE SOUTH 89° 58' 48" WEST 203.70 FEET; THENCE SOUTH 00° 37' 21" EAST 233.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:
THAT PART OF PROPOSED LOT 19 IN COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 87° 25' 45" WEST 118.07 FEET TO A POINT ON THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00° 36' 45" WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87° 25' 45" WEST ALONG THE NORTH LINE OF SAID ALLEY 165.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87° 25' 45" WEST ALONG SAID NORTH LINE OF ALLEY 80.19 FEET; THENCE NORTH 00° 36' 45" WEST 205.99 FEET TO A POINT OF CURVE; THENCE NORTHEAST 42.39 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 09° 45' 57" EAST FOR A DISTANCE OF 42.16 FEET); THENCE NORTH 89° 20' 26" EAST 71.84 FEET; THENCE NORTH 00° 42' 23" EAST 69.25 FEET TO THE NORTHEASTERLY EXTENSION OF THE FIRST DESCRIBED ARC; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE FIRST DESCRIBED ARC, FOR A DISTANCE OF 39.59 FEET (SAID ARC HAVING A CHORD BEARING OF NORTH 80° 17' 17" EAST A DISTANCE OF 39.40 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89° 58' 48" EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00° 36' 06" EAST 86.86 FEET; THENCE SOUTH 89° 58' 48" WEST 203.70 FEET; THENCE SOUTH 00° 37' 21" EAST 233.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 2004 AS DOCUMENT 0414632080 AND AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 18, 2004 AS DOCUMENT 0423119099, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PURSUANT TO DECLARATION RECORDED MARCH 31, 2003 AS DOCUMENT 030335492 BY PAULINA VENTURE I, LLC.

Permanent Index Number(s): 14-30-223-276-1064;

Property Address: 1733 W. George St., Unit 64, Chicago, IL 60657

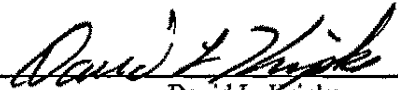
Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.


TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

UNOFFICIAL COPY

Dated this 9th day of May, 2022



 David L. Kripke




 Felicia Balmaseda

STATE OF Illinois)
 COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David L. Kripke and Felicia Balmaseda, personally known to me to be the same persons whose names 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 notarial seal, this 9th day of May, 2022



 Notary Public
 My commission expires: 07/14/24

