

UNOFFICIAL COPY

Doc#: 2216017048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 09:55 AM Pg: 1 of 3

Dec ID 20220601640691
ST/CO Stamp 0-966-266-960 ST Tax \$454.50 CO Tax \$227.25
City Stamp 0-594-022-480 City Tax: \$4,772.25

WARRANTY DEED

AFTER RECORDING MAIL TO:

Parool M. Kadakia
10266 Chatham Woods Dr
Loveland, OH 45140-1966

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

PAROOL M. KADAKIA

10266 Chatham Woods Dr
Loveland, OH 45140-1966

THE GRANTOR: SARAS SHAH AND RISHMA PATEL, HUSBAND AND WIFE of 330 N. JEFFERSON ST., UNIT 601, CHICAGO, IL 60661, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid to PAROOL M. KADAKIA and MAYUR P. KADAKIA AS CO-TRUSTEES UTD AUG 30, 2013 A/K/A THE PAROOL M. KADAKIA REVOCABLE TRUST AGREEMENT AND MAYUR P. KADAKIA AND PAROOL M. KADAKIA AS CO-TRUSTEES UTD AUG 30, 2013 A/K/A THE MAYUR P. KADAKIA REVOCABLE TRUST AGREEMENT, of 10266 CHATHAM WOODS DRIVE, LOVELAND, OH 45140, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 330 N. JEFFERSON ST., UNIT 601, CHICAGO, IL 60661
PIN: 17-09-302-011-1022 & 17-09-302-011-1277

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

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.

22 GSA 229 403NA

Chicago Title

REAL ESTATE TRANSFER TAX	08-Jun-2022
CHICAGO:	3,408.75
CTA:	1,363.50
TOTAL:	4,772.25 *

17-09-302-011-1022 | 20220601640691 | 0-594-022-480

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

REAL ESTATE TRANSFER TAX

08-Jun-2022



COUNTY:	227.25
ILLINOIS:	454.50
TOTAL:	681.75

17-09-302-011-1022

| 20220601640691 | 0-966-266-960

UNOFFICIAL COPY

DATED this 21 day of May, 2022.



SARAS SHAH



RISHMA PATEL

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **SARAS SHAH and RISHMA PATEL**, 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 individually acknowledged that they signed 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 21 day of May, 2022.


Notary Public

NAME AND ADDRESS OF PREPARER:
John O'Leary
120 S. State St. #200
Chicago, IL 60622



UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 22GSA229403NA

For APN/Parcel ID(s): 17-09-302-011-1022 and 17-09-302-011-1277

PARCEL 1:

UNIT 601 AND PARKING SPACE P-170 IN KINZIE STATION CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 7,8,9,10 AND 11 IN BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1848 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT 151607 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2000 AS DOCUMENT NUMBER 00332543 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE NON-EXCLUSIVE BENEFIT OF PARCEL 1 DESCRIBED ABOVE AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED OCTOBER 20, 1999, RECORDED OCTOBER 21, 1999 AS DOCUMENT 99992382 OVER THE LAND DESCRIBED THEREIN.