

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL TO INDIVIDUAL**

Doc#: 2221312183 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/01/2022 08:22 AM Pg: 1 of 2

Dec ID 20220701694536
ST/CO Stamp 0-363-773-008 ST Tax \$200.00 CO Tax \$100.00
City Stamp 1-075-166-288 City Tax: \$2,100.00

Mail To:
Wallace Moy, Esq.
53 West Jackson Boulevard
Suite 1564
Chicago, IL 60604

Send Subsequent Tax Bills To:
Tim S. Cheong
Rebecca P. Cheong
7609 Arlene Avenue
Willowbrook, IL 60527

The Grantor, JIGAR PATEL, a married man, of 440 N. Wabash Avenue, Unit 3002 and PS-341, Chicago, Cook County, Illinois, 60611, as and for the consideration of Ten and No Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to Grantees, TIM S. CHEONG and REBECCA P. CHEONG, Husband and Wife, of Willowbrook, Illinois, the following described property situated in the City of Chicago, County of Cook, State of Illinois, not as Tenants in Common but in Joint Tenancy, and to wit:

PARCEL 1: UNIT(S) 3002, P-341 IN THE PLAZA 440 PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0501339142, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF N/A, A LIMITED COMMON ELEMENT A DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0501339142.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741 AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION PERTAINING TO THE RESIDENTIAL RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 440 NORTH WABASH, CHICAGO ILLINOIS RECORDED AS DOCUMENT NUMBER 0501339141.

FIRST AMERICAN TITLE

FILE # 3140604

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Permanent Index No's: 17-10-127-019-1211 and 17-10-127-019-1610
Property Address: 440 N. Wabash Avenue, Unit 3002 and PS-341, Chicago, IL 60611

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and subject to taxes for 2021 and subsequent years, easements, restrictions, covenants and conditions of record.

Dated this 19th day of July, 2022.



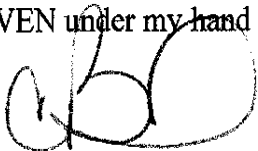
JIGAR PATEL, Grantor

Note: The Subject Property is not Homestead Property Relating to Spouse of Grantor, Jigar Patel.

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

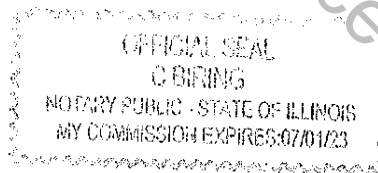
I, the undersigned, a notary in and for said County, in the State of Illinois aforesaid DO HEREBY CERTIFY that JIGAR PATEL, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth therein.

GIVEN under my hand and official seal this 2nd day of June, 2022.



Notary Public

Seal:



My Commission Expires: 7-1-23

Name and Address of Preparer:
Law Offices of David A. D'Amico, P.C.
1821 Walden Office Square,
Suite 400
Schaumburg, Illinois 60173.