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Doc#. 2228546038 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/12/2022 10:36 AM Pg: 1 of 3

PT22-86537 /2 WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220901636513

ST/CO Stamp 0-451-188-304 ST Tax \$1,000.00 CO Tax \$500.00

City Stamp 1-778-095-696 City Tax: \$10,500.00

(The Above Space for Recorder's Use Only)

O CC THE GRANTORS Eric Nelson and Lisa Nelson, a married couple, of 1230 West Melrose Street, Unit 1, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Monal Patel, a unmarried man, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Pircois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACKED AS EXHIBIT "A"

Permanent Index Number(s): 14-20-327-050-1001

Property Address: 1230 West Melrose Street, Unit 1, Chicago, IL 60657

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.

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day of 2022. Eric/Nelson Lisa Nelson

STATE OF LIMOIS) SS COUNTY OF

I, the undersianed, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric Net or and Lisa Nelson, 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 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.

Notary Public

Given under my hand and notarial seal, this

OFFICIAL SEAL **CYNTHIA RAMIREZ**

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 2/1/25

THIS INSTRUMENT PREPARED BY

Michelle Laiss ATTORNEY AT LAW 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Jayal Amin AMIN LAW OFFICES, LTD. 1900 E. Golf Road, Suite 1120 Schaumburg, IL 60173

tan.

Clother Control

Control SEND SUBSEQUENT TAX BILLS TO:

Monal Patel 1230 West Melrose Street Unit 1 Chicago, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 1 in the 1230 West Melrose Condominium, as delineated on a survey of the following described real estate:

Lot 43 in John P. Altgeld's Subdivision of the East 1/2 of the Southwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, lying East of the Easterly line of right of way of Chicago and Evanston Railroad, in Cook County, Illinois;

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 22, 2012 as downent number 1217418000, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space number P-1 and Garage Roof, limited common elements, ("LCE's"), as delineated on the Plat of Survey, and the rights and easements for the benefit of the Unit 1 as set forth in the Declaration; the grantor reserves to itself, its successors rth.
County Clarks Office and assigns, the rights and easements at set forth in the Declaration for the remaining Land described therein.

14-20-327-050-1001