

UNOFFICIAL COPY

Doc#. 2229249240 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2022 03:38 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR(S), HIRAM PATEL, married to* of Chicago, and TARAK PATEL, married to** of Chicago, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to CHRISTOPHER VAINISI, a single man, and AMANDA KOST, a single woman, as joint tenants with rights of survivorship, of Chicago, Illinois, the following described Real Estate:

* ROMA PATEL ** CARY ISSENBERG PATEL
Address of Property: 1157 W NEWPORT AVENUE UNIT G CHICAGO, IL 60657

Parcel ID Number: 14-20-411-069-1607

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. 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, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 3rd day of October, 2022

[Signature to Follow]

File nr: AT220857
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

1/2

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Hiram Patel (SEAL)
HIRAM PATEL

Roma Patel (SEAL)
ROMA PATEL – solely to
waive homestead rights

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

HIRAM PATEL AND ROMA PATEL,
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that he/she/they signed,
sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and
purposes therein set forth.

WITNESS my hand and official seal this 3RD day of OCTOBER, 2022.

Michael J Klimczak
NOTARY PUBLIC



Ranak Desai

Prepared by Parikh Law Group, LLC, 150 S. Wacker St., 2600, Chicago, IL 60606

MAIL TO:

Law Office of Paul J. Davies
639 Braeburn Rd.
Inverness, IL 60067


SEND SUBSEQUENT TAX BILLS TO:

Christopher Vainisi
1157 W. Newport ave.
Unit G
Chicago, IL 60657

Office

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TARAK PATEL (SEAL)


CARY ISSENBERG PATEL - solely to
waive homestead rights (SEAL)

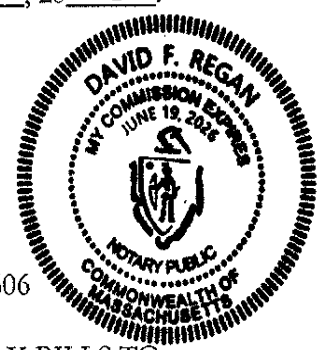
STATE OF MA)
) SS
COUNTY OF Norfolk)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Tarak Patel and Cary Issenberg Patel
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth

WITNESS my hand and official seal this 4th day of October, 2022.


NOTARY PUBLIC



Ravik Desai
Prepared by Parikh Law Group, LLC, 150 S. Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Cook County Clerk's Office

UNOFFICIAL COPY

File No: AT220857

EXHIBIT "A"

UNIT G IN NEWPORT COURT TOWNHOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 27 TO 30 IN BLOCK 1 IN GEORGE CLEVELAND'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO PART OF 50 FOOT WIDE CORRIDOR OF THE FORMER RAILROAD IN LOT 3 OF ASSESSOR'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 19, 1996 AS DOCUMENT 9629391, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Property Address: 1157 W NEWPORT AVENUE UNIT G CHICAGO, IL 60657
Parcel ID Number: 14-20-411-069-1(07)**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II*