

UNOFFICIAL COPY



2301840003D

Doc# 2301840003 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2023 09:32 AM PG: 1 OF 5

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTORS, **Satvik Patel and Erin Patel**, married to each other, and **Mayank Patel**, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Ankit Pathak and Amrinder Sandhu**, 95 tenants by the entirety of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 3 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

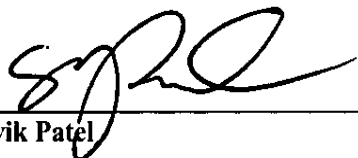
SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.


Permanent Real Estate Index Number: 13-36-409-049-1012

Address of Real Estate: 1841 N. California Avenue, Unit 4B, Chicago, IL 60647

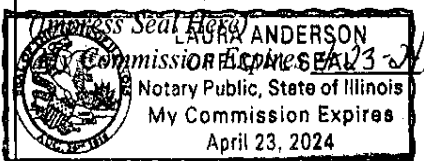
THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE.

The date of this deed of conveyance is 9th day of January, 2023.


Satvik Patel


Erin Patel

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Satvik Patel and Erin 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 acknowledged that they signed 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.

Dated: 1/9/23


Notary Public

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Warranty Deed

ILLINOIS *N.J.*

The date of this deed of conveyance is 3 day of January, 2023.

Mayank Patel

 Mayank Patel

N.J. Union
 State of ~~Illinois~~, County of ~~Cook~~ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mayank Patel**, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Impress Seal Here) 07.24.25
 (My Commission Expires _____)

Given under my hand and official seal.

Dated: 01-03-2023

Naser R. Batah

 Notary Public

NASER R. BATAH
 NOTARY PUBLIC, STATE OF NEW JERSEY
 COMMISSION # 50132485
 MY COMMISSION EXPIRES
 JULY 24, 2025

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LEGAL DESCRIPTION

For the premises commonly known as 1841 N. California Avenue, Unit 4B, Chicago, IL 60647.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		13-Jan-2023
CHICAGO		4,605.00
CTA:		1,842.00
TOTAL:		6,447.00 *

13-36-409-049-1012 | 20230101632161 | 0 278-399-824

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

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:
AMRINDER SANDHU
1841 N CALIFORNIA AVE
UNIT #4B
60647
CHICAGO, IL

Recorder-mail recorded document to:
AMRINDER SANDHU
1841 N CALIFORNIA AVE
UNIT #4B
CHICAGO, IL 60647

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13-36-409-049-1012

20230101632161

1-146-090-320

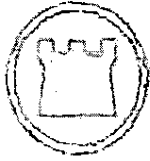


COUNTY:	307.00
ILLINOIS:	614.00
TOTAL:	921.00

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC596451LP

For APN/Parcel ID(s): 13-36-409-049-1012

PARCEL 1: UNIT NO 4B IN 1841 N. CALIFORNIA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 39, 40 AND 41 IN BLOCK 2 TN PEUGEOT'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 3 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" AND "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 28, 2019 AS DOCUMENT NO 1908718055, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE P-1B FOR THE BENEFIT OF SAID UNIT 4B, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1841 N. CALIFORNIA CONDOMINIUMS, A CONDOMINIUM, RECORDED 3/28/19 AS DOCUMENT NO. 1908718055 AND AS AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF DECK 4B FOR THE BENEFIT OF SAID UNIT 4B, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 1841 N. CALIFORNIA CONDOMINIUMS, A CONDOMINIUM, RECORDED 3/28/19 AS DOCUMENT NO. 1908718055 AND AS AMENDED FROM TIME TO TIME.