

4

Warranty Deed

SP 243

CT 236 NW 08807 H 50
Mail Deed and Send Tax Bills to:

Jeffrey J. Joyce and Lindsey A. Rupp
2743 N Wolcott 44
Chicago IL 60614

UNOFFICIAL COPY



Doc# 2311013004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2023 09:29 AM PG: 1 OF 3

Grantor:

Taral Patel and Dhruva T. Patel
husband and wife
2743 N Wolcott 44
Chicago IL 60614

Grantee:

Jeffrey J. Joyce and Lindsey A. Rupp
Husband and Wife
3174 N. Hudson Ave, Unit 10
Chicago, Illinois 60657

In Consideration of the Sum of TEN Dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby grant, warrant and convey to the aforementioned grantees, not as Joint tenants and Not Tenants in Common, but as tenants by the entirety, in fee simple absolute, the following described real estate in the City of Chicago, County of Cook, State of Illinois, to wit:

*inserted

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 2743 N Wolcott 44 Chicago IL 60614

Real Estate Permanent Index Numbers: 14-30-403-070-1008

Subject to: General Taxes for 2022 and subsequent years. building lines and building restrictions of record, private, public and utility easements; covenants and restrictions of record. Sellers hereby release and relinquish all Homestead Rights to the property.

IN WITNESS WHEREOF, Seller has Signed and dated, this 15 Day of April, 2023

Taral Patel Grantor

Dhruva T. Patel Grantor

State of Illinois
County of Cook

I Gregory J Lisinski, i being a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the persons who appeared before me, are the same persons known to me and that they have executed this instrument as their free and voluntary act, and that they executed the same in my presence.

Given this 15 Day of April, 2023

Notary Public



Instrument Prepared by: Gregory J. Lisinski 2100 Greenleaf Street, Evanston, IL 60202

LEGAL DESCRIPTION **UNOFFICIAL COPY****PARCEL 1:**

UNIT NUMBER 44 IN THE WOLCOTT DIVERSEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:



PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO PART OF LOT 33 IN MANUFACTURERS ADDITION TO CHICAGO IN SOUTHEAST 1/4 SECTION 30, TOWNSHIP 40, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96522071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96522071.

Common Address: 2743 N Wolcott 44 Chicago IL 60614

Real Estate Permanent Index Numbers: 14-30-403-070-1008

REAL ESTATE TRANSFER TAX		19-Apr-2023	
		COUNTY:	333.75
		ILLINOIS:	667.50
		TOTAL:	1,001.25
14-30-403-070-1008		20230401697581 1-057-967-312	

REAL ESTATE TRANSFER TAX		19-Apr-2023	
		CHICAGO:	5,006.25
		CTA:	2,002.50
		TOTAL:	7,008.75 *
14-30-403-070-1008		20230401697581 1-187-073-232	

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

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GNW088074SK

For APN/Parcel ID(s): 14-30-403-070-1008

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WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96522071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96522071.