

# UNOFFICIAL COPY

Doc#: 2314628011 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/26/2023 09:54 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED ILLINOIS

Dec ID 20230501631136  
ST/CO Stamp 1-151-888-080 ST Tax \$357.00 CO Tax \$178.50

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
711 W Gordon Ter Unit 818  
Chicago, Illinois 60613

THE GRANTORS AKSHAY PATKI and POOJA DESAI, husband and wife, of 1210 23rd Ave, San Francisco, CA, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEE TAMAR L. BLUSTEIN, a single person and not a party to a civil union, of 1712 Steel St Apt 7302, Louisville, CO, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.**

Permanent Real Estate Index Number(s): 11-19-220-029-1062 & 11-19-220-029-1098  
Address of Real Estate: 515 Main St Units 908 & P-35, Evanston, IL 60202

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall right; and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; 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.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

**CITY OF EVANSTON**

006742

**REAL ESTATE TRANSFER TAX**

DATE: **PAID MAY 10 2023**

AMOUNT: **\$1785.00** Agent: **UB**

**DOMA**  
120 N. LaSalle Street, Ste. 3350  
Chicago, IL 60602

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The date of this deed of conveyance is Dated this 5th day of May, 2023.

*Patki*

Akshay Patki

*Desai*

Pooja Desai

State of California  
County of San Francisco ) SS.

California Notary's Acknowledgment  
Certificate is attached

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Akshay Patki and Pooja Desai, 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, sealed, and delivered 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.

Subscribed and sworn to before me

this 8th day of May, 2023.



*Priti Parikh*

Notary Public

Doma Insurance Agency of Illinois, Inc.  
Commitment No.: 23-65709

Grantee Name/Address:

Send subsequent tax bills to:  
Tamar L. Blustein  
515 Main St Unit 908  
Evanston, IL 60202

Mail recorded document to:  
Tamar L. Blustein  
515 Main St Unit 908  
Evanston, IL 60202

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## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Francisco }

On May 8 2023 before me, PRITI PARIKH, notary public  
(Here insert name and title of the officer)

personally appeared Akshay Patki and Pooja Desai  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hér/their authorized capacity(ies), and that by his/hér/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Priti Parikh  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages      Document Date     

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for a acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

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## EXHIBIT A

**Legal Description:**

PARCEL 1: UNITS 908 AND P-35 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 515 MAIN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010977564, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT AND USE OF LIMITED COMMON ELEMENT STORAGE UNIT 908, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010977564, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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