UNOFFICIAL COPY

1026528 Lot 2
WARRANTY DEED

AFTER RECORDING MAIL TO:
Gregory R. Moy and Rachel KimWilliam Undapen
SS W Win Rue St. Ste 3230
Unicago, IL Woled3
MAIL REAL ESTATE TAX BILL TO:
Gregory R. Moy and Rachel Kim
1910 S. State St., Vill 412
Unicago, IL Wolelo

THE GRANTOR: Ali Rampurawala,, married, and Fagina Banker, married, of

Doc#. 2324055066 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/28/2023 03:45 PM Pg: 1 of 3

Dec ID 20230801692621

ST/CO Stamp 0-874-117-584 ST Tax \$345.00 CO Tax \$172.50

City Stamp 1-554-053-584 City Tax: \$3,622.50

(Reserved for Recorders Use Only)

ONVEYS AND WARRANTS to Gregory R. Moy and Rachel Kim, unmarried, of 1910 S State Street, Unit 412, Chicago, IL 60616, to have and to hold the following described Real Estate as Joint Tenants with right of Survivorship, situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1910 S. State Street, Unit 412 and G-25, Chicago, IL 60616

PIN:

17-21-414-011-1051 & 17-21-414-011-1084

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and grain tile, pipe or other conduit.

This is not homestead property as to Sellers or their spouses

 CHICAGO:
 2,587.50

 CTA:
 1,035.00

 TOTAL:
 3,622.50 *

 17-21-414-011-1051
 20230801692621
 1-554-053-584

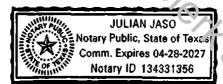
* Total does not include any applicable penalty or interest due

| REAL ESTATE TRANSFER TAX | | | AX | 14-Aug-2023 |
|--------------------------|------------|----------|----------------|---------------|
| | | | COUNTY: | 172.50 |
| 1 | - | (3) | ILLINOIS: | 345.00 |
| | | | TOTAL: | 517.50 |
| 1 | 7-21-414-1 | 011-1051 | 20230801692621 | 0-874-117-584 |

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| DATED this, 2023. |
|---|
| Ali Rampurawala, Fatima Banker |
| STATE OF Texas) SS COUNTY OF Allienson |
| I, the undersigned, a Novary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ali Rampurawala, and Fatima Banker,, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 this 2 day of Adjusted, 2023. |
| NAME AND ADDRESS OF PREPARER |

Alexander A. Echevarria Attorney at Law 830 North Bvd., Suite A Oak Park, IL 60301



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G-25 IN POINTE 1900 C.

JOTS 1 TO 5, BOTH INCLU.

JWEST OF AND ADJOINING TI.

JEW SUBDIVISION OF BLOCKS IN.

39 NORTH, RANGE 14, EAST OF THE.

WHICH SURVEY IS ATTACHED AS EXHIBITION

DAS DOCUMENT NUMBER 0421739021; TOG.

IS IN THE COMMON ELEMENTS.

WIN 12 - 21 - 414 - 011 - 1051

11 - 22 - 414 - 011 - 1084 UNITS 412 AND G-25 IN POINTE1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

JC-1026528/32 Legal Description