

# UNOFFICIAL COPY

PT23-95623FA

1/2

## WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Chintan Mehta and Whitney Mehta

2727 N. Janssen Avenue

Chicago, IL 60614

Name & Address of Taxpayer:

Chintan Mehta and Whitney Mehta

2727 N. Janssen Avenue

Chicago, Illinois 60614

Doc#: 2331941361 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/15/2023 01:11 PM Pg: 1 of 3

Dec ID 20231001656071

ST/CO Stamp 0-196-716-496 ST Tax \$866.00 CO Tax \$433.00

City Stamp 0-776-316-880 City Tax: \$9,093.00

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Joseph H. Chow and David T. MacKenzie, unmarried, of 2440 North Lakeview Avenue, Unit 16E, Chicago, IL 60614, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Chintan Mehta and Whitney Mehta, husband and wife.

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 600 North Kingsbury Street, Apt 902, Chicago, IL 60654, 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

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 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.

Permanent Real Estate Index Number: 14-29-302-159-1044

Address of Real Estate: 2727 N. Janssen Avenue, Chicago, IL 60614

PROPER TITLE, LLC

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Dated this 19 day of Oct, 20 23

*[Signature]*

Joseph H. Chow.

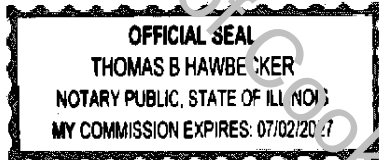
*[Signature]*

David T. MacKenzie

STATE OF ILLINOIS, COUNTY OF COV ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Joseph H. Chow**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of Oct, 20 23

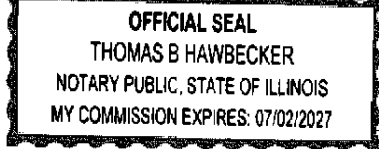


*[Signature]* (Notary Public)

STATE OF ILLINOIS, COUNTY OF COV ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **David T. MacKenzie**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of Oct, 20 23



*[Signature]* (Notary Public)

PROPERTY OF COUNTY Clerk's Office

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## Exhibit A

Unit 2737A in Park Lane Townhome Condominium, as delineated on a Survey of the following described real estate:

Lots 1, 2 and 3 in Superior Court Partition of the East 1/2 of Lots 2 and 3 (except the West 33 feet thereof dedicated for public street), in Joseph E. Sheffield's Subdivision of Block 45 in Sheffield's Addition to Chicago in the Southwest 1/4 of Section 29, Township 40 North, Range 14; also Lot 4 in Joseph E. Sheffield's Subdivision of Block 45 aforesaid; also Lots 16 through 19 in Lembecke's Subdivision of Lot 5 in Block 45 in Sheffield's Addition to Chicago aforesaid; also Lots 14 through 18 and the North-South vacated alley lying between said Lots 14 and 15 in Subdivision of Lot 1 in Lembecke's Subdivision of Lot 5 in Block 45 in Sheffield's Addition to Chicago aforesaid, East of the Third Principal Meridian;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 88248725, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office