

UNOFFICIAL COPY

Doc# 2401033001 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 09:03 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), NISHA R PATEL, ~~1~~ married ~~woman~~ ^{to X}, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to HAI QING YAN and RAY CHO, ^{wife and husband, as} Tenants by the Entirety, of Chicago, IL, Illinois, the following described Real Estate:

^{** Anand Suresh Mehta}
Address of Property: 1035 W TAYLOR ST UNIT 2W CHICAGO, IL 60607


Parcel ID Number: 17-17-429-045-1006

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.


situated in the County of Cook, State of Illinois. This is not a homestead property. 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, public and utility easements; and general real estate taxes for 2023 and subsequent years.

DATED this 18 day of December, 2023



NISHA R PATEL (SEAL)



Anand Suresh Mehta – solely to waive
homestead rights

Doc# AT230918
Submitting mail to:
Title, LLC
1000 N. Dearborn Ave.
Chicago, IL 60631
Tel: 312-461-6070 1/1

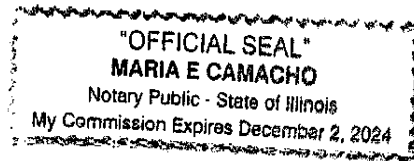
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STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Nisha R Patel and Anand S Mehta, 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.

WITNESS my hand and official seal this 18th day of December, 2023.

Maria E Camacho
NOTARY PUBLIC



Ronsh Desai
Prepared by : Parikh Law Group, LLC, 150 S Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
HAI QING YAN
2854 S. LOWE AVE.
CHICAGO, IL 60616

SEND SUBSEQUENT TAX BILLS TO:
HAI QING YAN
2854 S. LOWE AVE
CHICAGO, IL 60616

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Exhibit A

Legal Description

PARCEL 1:

UNIT 6 IN 1033-037 W. TAYLOR STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOTS 30, 31 AND 32 (EXCEPT THE EAST 2 FEET) OF SAID LOT 32 IN H. D. GILPIN'S SUBDIVISION OF BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED NOVEMBER 27, 2001 AS DOCUMENT 0011109169, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P9, DU6 AND S5, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM

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