

# UNOFFICIAL COPY

**WARRANTY DEED**  
Individual to Individual

Doc#: 2420002171 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/18/2024 1:14 PM Pg: 1 of 2

**THE GRANTORS, Mark S. Coleman and Ivy Lerner, husband and wife,**

Dec ID 20240701653579  
ST/Co Stamp 0-847-272-752 ST Tax \$700.00 CO Tax \$350.00  
City Stamp 1-311-562-544 City Tax \$7,350.00

of the City of **Chicago**, County of **Cook**, State of **Illinois** for and in consideration of **TEN** and No 100s (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to:

**Shriraj Parikh and Palak Shukla, husband and wife**  
1717 S Prairie #806, Chicago, IL 60616

not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, the following described Real Estate situated in the County of **Cook**, in the State of **Illinois**, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**


**SUBJECT TO:** General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; building lines and easements.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have to hold said premises as husband and wife, not as tenants in common or as joint tenants, but as Tenants by the Entirety, forever.

Permanent Index Numbers: **17-20-233-048-0000**

Address of Real Estate: **844 W 15Th Pl, Chicago, IL 60608**

DATED this 10 day of July, 2024.


  
\_\_\_\_\_  
Mark S. Coleman (Seal)

  
\_\_\_\_\_  
Ivy Lerner (Seal)

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **Mark S. Coleman and Ivy Lerner**, known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and official seal, this 10 day of July, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument was prepared by the Law Office of Thomas J. Alore, 1730 Park Street, Suite 120, Naperville, IL 60563

SEND TAX BILL TO: **Shriraj Parikh and Palak Shukla, 844 W 15Th Pl, Chicago, IL 60608**  
MAIL TO: **Joel L. Lipman, Lipman & Linden, 3104 W. Touhy Avenue, Chicago, IL 60645**

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## LEGAL DESCRIPTION

**PARCEL 1:**

LOT 9, EXCEPT THE EAST 110.24 FEET THEREOF, ALSO EXCEPT THE NORTH 30.84 FEET OF THE WEST 8.6 FEET OF THE EAST 118.84 FEET (ALL MEASURED AT RIGHT ANGLES) OF SAID LOT 9, IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE UNIVERSITY VILLAGE HOMEOWNER'S ASSOCIATION, RECORDED JANUARY 23, 2002 AS DOCUMENT NO. 0020094785.

Property of Cook County Clerk's Office