

# UNOFFICIAL COPY

3064  
WARRANTY DEED



Doc# 1701949318 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 02:27 PM PG: 1 OF 3

PRECISION TITLE

THE GRANTORS, **ATULKISHEN V. SETLUR**, of the County of Cook, State of Illinois, and **PRIYA VENKATESH, A/K/A PRIYA VENKATESH**, of the County of Santa Clara, State of California, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **OLHA D. DARMOHRAY**, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A."

Permanent Real Estate Index Number: **17-16-107-037-1107**  
Address of Real Estate: **125 S. JEFFERSON STREET, UNIT 1701, CHICAGO IL 60661**

Subject to (i) all declarations, covenants, conditions, restrictions, agreements and other limitations of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all highways, building lines, easements and other matters which would be disclosed by an accurate survey and physical inspection of the Real Estate.

TO HAVE AND TO HOLD the said Real Estate as above described unto the Grantee and Grantee's heirs and assigns forever.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this day of **JANUARY 10, 2017**.

*Atulkishen V. Setlur*  
*by David L. Gearhart as Agent*  
ATULKISHEN V. SETLUR  
BY DAVID L. GEARHART, AS AGENT

*Priya Venkatesh*  
*by David L. Gearhart as Agent*  
PRIYA VENKATESH  
BY DAVID L. GEARHART, AS AGENT

REAL ESTATE TRANSFER TAX 11-Jan-2017



COUNTY: 122.50  
ILLINOIS: 245.00  
TOTAL: 367.50

17-16-107-037-1107 | 20170101600683 | 0-355-308-736

REAL ESTATE TRANSFER TAX 11-Jan-2017



CHICAGO: 1,837.50  
CTA: 735.00  
TOTAL: 2,572.50 \*

17-16-107-037-1107 | 20170101600683 | 1-172-595-904

\* Total does not include any applicable penalty or interest due.

PTC 26820

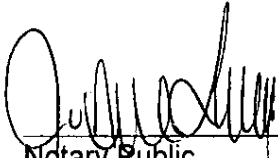
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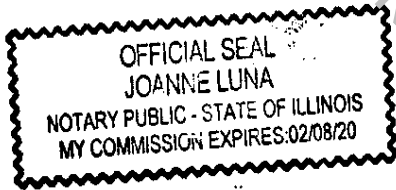
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and of said County in the State aforesaid, DO HEREBY CERTIFY THAT **DAVID L. GEARHART**, personally known to me to be the Agent under Illinois Statutory Short Form Powers of Attorney for both **ATULKISHEN V. SETLUR** and **PRIYA VENKATESH**, and 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 acknowledged that, as such Agent, he signed, sealed and delivered said instrument as his free and voluntary act, and the free and voluntary act of the Principals, for the purposes therein set forth.

*\* By David Gearhart, Agent*

Given under my hand and notarial seal, this day of **JANUARY 10, 2017**.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

**Prepared By:**  
David Gearhart  
Attorney at Law  
1701 E. Woodfield Rd. #925  
Schaumburg, IL 60173

**Mail Deed To:**  
Yelena Shvartsman  
Shvartsman Law Offices  
400 Skokie Blvd., Suite 220  
Northbrook, Illinois 60062

**Name & Address of Taxpayer:**  
Olha D. Darmohray  
125 S. Jefferson St. #1701  
Chicago, IL 60661

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

PARCEL 1: UNIT 1701, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT KNOWN AS STORAGE SPACE 158, IN PARK ALEXANDRIA CONDOMINIUM, AS DELINEATED ON THE SURVEY OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NO. 0326832189, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, AS CONTAINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUM PARCEL, RECORDED SEPTEMBER 25, 2003 AS DOCUMENT 0326832188.

**PERMANENT INDEX NO.:** 17-16-107-037-1107

**PROPERTY ADDRESS:** 125 S. JEFFERSON STREET, UNIT 1701, CHICAGO IL 60661

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