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\*1720749101D\*

Doc# 1720749101 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 02:33 PM PG: 1 OF 3

PRECISION TITLE P7C 088399 3084  
WARRANTY DEED

THE GRANTORS, **ATUL KISHEN SETLUR**, of the County of Cook, State of Illinois, and **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, **CHRISTOS HOUNTALAS**, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

(Grantee's Address) 1135 W. Chicago Ave. #3W Chicago, IL 60642

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A."

Permanent Real Estate Index Number: 17-16-107-037-1049, 17-16-107-037-1565

Address of Real Estate: 125 S. JEFFERSON STREET, UNIT 1103, 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 JULY 11, 2017.

*Atulkishen Setlur*  
*by David L Gearhart, as agent*

**ATULKISHEN 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-Jul-2017



COUNTY: 134.00  
ILLINOIS: 268.00  
TOTAL: 402.00

17-16-107-037-1049 | 20170701687618 | 1-105-671-616

REAL ESTATE TRANSFER TAX

11-Jul-2017



CHICAGO: 2,010.00  
CTA: 804.00  
TOTAL: 2,814.00 \*

17-16-107-037-1049 | 20170701687618 | 2-116-187-584

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

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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 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.

Given under my hand and notarial seal, this day of **JULY 11, 2017**.

*R. Salto*  
 Notary Public  
 "OFFICIAL SEAL"  
**R. Salto**  
 Notary Public, State of Illinois  
 My Commission Expires 11/25/2018

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:**  
CHRISTOS HOUNTALAS  
125 S. JEFFERSON ST #1103  
CHICAGO, IL 60661

**Name & Address of Taxpayer:**  
 Christos Hountalas  
 125 S. Jefferson St. #1103  
 Chicago, IL 60661

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 1103 AND P-302 IN THE PARK ALEXANDRIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0326832189, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO US STORAGE SPACE 216, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED AS DOCUMENT 0326832189.

PARCEL 3: NON EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES CONTAINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS FOR THE CONDOMINIUM PARCEL RECORDED SEPTEMBER 25, 2003 AS DOCUMENT 0326832188.

**PERMANENT INDEX NO.:** 17-16-107-037-1049, 17-16-107-037-1565

**PROPERTY ADDRESS:** 125 S. JEFFERSON STREET, UNIT 1103, CHICAGO IL 60661

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