

UNOFFICIAL COPY

Doc#: 1725139042 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2017 09:48 AM Pg: 1 of 4

Warranty Deed

ILLINOIS

Dec ID 20170801608295
ST/CO Stamp 0-198-503-360 ST Tax \$445.00 CO Tax \$222.50
City Stamp 1-086-991-296 City Tax: \$4,672.50

Above Space for Recorder's Use Only

THE GRANTOR, Hari Vijay Raghavan, formerly known as Hariharan Vijayaraghavan, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Lindsay Pavich and Adam Nolte, ~~not as tenants in common but~~ *as joint tenants N/A (see attached)* the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT A HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE

SUBJECT TO: General taxes for 2017 and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-09-237-025-1249 and 17-09-237-025-1261

Address of Real Estate: 200 W. Grand Ave., Unit 2303 and S.L. 16, Chicago, IL 60654

The date of this deed of conveyance is August 24 2017.


Hari Vijay Raghavan

State of California, County of San Francisco ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hari Vijay Raghavan, 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 and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires _____)

Given under my hand and official seal

See Attached

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 200 W. Grand Ave., Unit 2303 and SL18, Chicago, IL 60654

See attached.

This instrument was prepared by:
Ivan Puljic
Gaines & Puljic, Ltd
10 S. LaSalle
Chicago, IL, 60603

Send subsequent tax bills to:
Adam ~~Blatt~~ and Lindsay Povich
200 W. Grand Ave #2303
Chicago, IL 60654

Recorder-mail recorded document
to: Ryan Sullivan
Kozon's Law
4849 N Milwaukee #300
Chicago, IL 60630

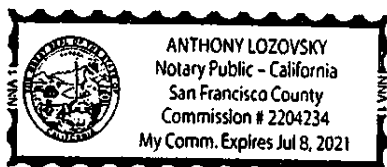
UNOFFICIAL COPY**CALIFORNIA JURAT WITH AFFIANT STATEMENT****GOVERNMENT CODE § 8202**☒ See Attached Document (Notary to cross out lines 1-6 below)☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)_____
Signature of Document Signer No. 1_____
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

Subscribed and sworn to (or affirmed) before me

on this 24th day of August, 2017
by _____ Date _____ Month _____ Year _____(1) Hari Raghavan(and (2) N/A),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____

Signature of Notary PublicSeal
Place Notary Seal Above**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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LEGAL DESCRIPTION

Order No.: 17WSS227456LP

For APN/Parcel ID(s): Unavailable, 17-09-237-025-1249 and 17-09-237-025-1182

PARCEL 1: UNIT NUMBERS 2303 AND SL18 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6, IN BLOCK 13 NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO 0010327821;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047.