



THIS DEED is made as of the 18 day of August, 2017, by and between

Doc# 1728317055 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2017 01:50 PM PG: 1 OF 6

DON A. NELSON
An Unmarried Man
("Grantor," whether one or more),

and

SACHIN GARG & SERENA RAHEJA
As Joint Tenants
("Grantee," whether one or more).

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 17-09-227-033-1036 / -1256 / -1257 (VOL: 500)

COMMONLY KNOWN AS: 635 N. DEARBORN ST., UNIT 1301, CHICAGO, IL 60654

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2016 and subsequent years.

P-6
R...

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EXHIBIT "A"

PARCEL 1:

UNIT 1301 AND PARKING UNIT P-135 AND P-136, IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 1/2 OF LOT 5 AND ALL OF LOT 6, IN BLOCK 24, IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERKS DIVISION OF LOTS 7, 8 AND THE SOUTH 29 FEET OF LOTS 9 AND 10, IN BLOCK 24, IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT FIVE AND ALL OF LOT SIX, IN BLOCK TWENTY-FOUR, IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS THREE, FOUR, FIVE, SIX AND SEVEN, IN COUNTY CLERK'S DIVISION OF ORIGINAL LOTS SEVEN, EIGHT AND THE SOUTH 29.0 FT. OF LOTS NINE AND TEN, IN BLOCK TWENTY-FOUR, IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY-NINE NORTH, RANGE FOURTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1880 AS DOCUMENT NO. 267886, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT FIVE IN SAID BLOCK TWENTY FOUR; THENCE SOUTH 89°-29'-45" WEST, BEING AN ASSUMED BEARING ON THE SOUTH LINE OF LOTS FIVE AND SIX IN BLOCK TWENTY-FOUR, IN SAID WOLCOTT'S ADDITION TO CHICAGO AND THE SOUTH LINE OF LOT SEVEN IN SAID COUNTY CLERK'S DIVISION ALL INCLUSIVE, A DISTANCE OF 19.09 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°-29'-45" WEST ON SAID SOUTH LINE, 120.76 FT. TO THE SOUTHWEST CORNER OF SAID LOT SEVEN; THENCE NORTH 00°-25'-45" WEST ON THE WEST LINE OF SAID LOTS THREE THROUGH SEVEN ALL INCLUSIVE, A DISTANCE OF 37.34 FT.; THENCE NORTH 89°-29'-45" EAST, 3.85 FT.; THENCE NORTH 00°-30'-5" WEST, 1.05 FT.; THENCE NORTH 89°-29'-45" EAST, 91.66 FT.; THENCE NORTH 00°-30'-15" WEST, 2.13 FT.; THENCE NORTH 89°-29'-45" EAST, 8.43 FT.; THENCE NORTH 00°-30'-5" WEST, 12.23 FT.; THENCE SOUTH 89°-29'-45" WEST, 2.79 FT.; THENCE NORTH 00°-30'-5" WEST, 10.61 FT.; THENCE NORTH 45°-30'-15" WEST, 6.81 FT.; THENCE NORTH 00°-30'-15" WEST, 14.97 FT.; THENCE NORTH 89°-29'-45" EAST, 18.07 FT.; THENCE SOUTH 00°-30'-5" EAST, 5.32 FT.; THENCE NORTH 89°-29'-45" EAST, 3.34 FT.; THENCE SOUTH 00°-30'-15" EAST, 19.74 FT.; THENCE NORTH 89°-29'-45" EAST, 4.0 FT.; THENCE SOUTH 00°-30'-5" EAST, 30.71 FT.; THENCE SOUTH 89°-29'-45" WEST, 4.17 FT.; THENCE SOUTH 00°-30'-15" EAST, 6.94 FT.; THENCE SOUTH 89°-29'-45" WEST, 3.0 FT.; THENCE SOUTH 00°-30'-15" EAST, 8.62 FT.; THENCE NORTH 89°-29'-45" EAST, 7.14 FT.; THENCE SOUTH 00°-30'-15" EAST, 3.17 FT.; THENCE SOUTH 89°-29'-45" WEST, 1.0 FT.; THENCE SOUTH 00°-30'-15" EAST, 8.65 FT. TO THE POINT OF BEGINNING; ALL OF ABOVE DESCRIBED PARCEL LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +31.58 CHICAGO CITY DATUM IN THE WEST 44.0 FT. OF ABOVE DESCRIBED METES AND BOUND PARCEL, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 44.0 FT. EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS THREE THROUGH SEVEN INCLUSIVE AT AN ELEVATION OF +31.58 CHICAGO CITY DATUM TO A LINE 95.0 FT. EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS THREE THROUGH SEVEN INCLUSIVE AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.42 CHICAGO CITY DATUM IN THE SOUTH 38.0 FT. OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING EAST OF SAID LINE 95.0 FT. EAST OF AND PARALLEL LINE, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 38.0 FT. NORTH OF AND PARALLEL WITH THE

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SOUTH LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM TO A LINE 60.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +24.72 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +24.72 CHICAGO CITY DATUM IN THAT PART OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING NORTH OF A LINE 60.50 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS FIVE AND SIX IN BLOCK TWENTY-FOUR IN SAID WOLCOTT'S ADDITION TO CHICAGO, ALL IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT, UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275985.

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REAL ESTATE TRANSFER TAX

19-Sep-2017



CHICAGO:

4,800.00

CTA:

1,920.00

TOTAL:

6,720.00 *

17-09-227-033-1036 | 20170901624990 | 0-459-524-032

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

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REAL ESTATE TRANSFER TAX

19-Sep-2017



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|------------------|--------|
| COUNTY: | 320.00 |
| ILLINOIS: | 640.00 |
| TOTAL: | 960.00 |

17-09-227-033-1036

| 20170901624990 |

1-533-265-856