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WARRANTY DEED

INDIVIDUAL TO LIMITED LIABILITY COMPANY

Doc#: 1834441019 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/10/2018 09:39 AM Pg: 1 of 3

Dec ID 20181101643493
ST/CO Stamp 1-399-155-360 ST Tax \$270.00 CO Tax \$135.00
City Stamp 1-263-880-864 City Tax: \$2,835.00

THE GRANTOR(S), Siddhartha Malhotra, a married man, of the City of New York, State of New York, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Maxium Real Estate Group, LLC an Illinois limited liability company with a mailing address of 2854 GLENAYRE DR, LINDENHURST, IL 600460, the following described Real Estate:

See Exhibit "A" attached hereto and made a part hereof

*St 01146-612276E
To F*

COMMONLY KNOWN AS: 211 East Ohio Street, Condo 2601, Chicago IL 60611

PIN: 17-10-209-025-1482

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. This is not homestead property.


SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 and subsequent years.

DATED this 21 day of November, 2018



Sd Malhotra

(SEAL)

Siddhartha Malhotra

REAL ESTATE TRANSFER TAX	03-Dec-2018
 CHICAGO:	2,025.00
CTA:	810.00
TOTAL:	2,835.00 *

17-10-209-025-1482 | 20181101643493 | 1-263-880-864

REAL ESTATE TRANSFER TAX	07-Dec-2018
 COUNTY:	135.00
 ILLINOIS:	270.00
TOTAL:	405.00

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

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STATE OF PA

COUNTY OF ALLEGHENY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Siddhartha Malhotra, 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/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 21 day of November, 2018.

Kenneth A. McCarrell
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kenneth A. McCarrell, Notary Public
Castle Shannon Boro, Allegheny County
My Commission Expires July 7, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

PREPARED BY:
John Tsoutsias
55 E Monroe, Ste 3800
Chicago, IL, 60603

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Maxium Real Estate Group LLC
2854 Glenaroye Dr
Lindenhurst, IL 60046

Maxium Real Estate Group LLC
2854 Glenaroye Dr.
Lindenhurst, IL 60046

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Exhibit A - Legal Description

Parcel 1:

Unit No. 2601 in the Grand Ohio Condominium as delineated on a Survey of the following described real estate : Part of Block 20 in Kinzie's Addition to Chicago, being a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian together with Easement created by Document 8491432 as amended by Document 26279882, Easement created by Document Number 17543160 and Easement created by Document Number 26150981; which Survey is attached as Exhibit "C" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the Grand Ohio Condominium recorded as Document Number 99613754 (The "Declaration"), together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 for Ingress, Egress, Use, Support, Maintenance and Enjoyment as set forth in the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Document Number 99613753.

Parcel 3:

Valet Parking Right Appurtenant to Parcel 1 to have one Passenger Vehicle Parking in Parking Area as set forth in the Declaration of Condominium recorded as Document Number 99613754.

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