

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 1902847088 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/28/2019 10:05 AM Pg: 1 of 3

Dec ID 20190101681624  
ST/CO Stamp 0-575-897-248 ST Tax \$242.00 CO Tax \$121.00  
City Stamp 0-513-671-584 City Tax: \$2,541.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Amreesh S. Modi, Trustee of Successor's trustee(s) of  
Naperville, County of DuPage, State of Illinois, and in consideration of TEN and 00/100  
DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Jason Kocher of  
CHICAGO, IL, 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 hereto and made part hereof.), hereby releasing and waiving all rights under and  
by virtue of the Homestead Exemption Laws of the State of Illinois. \* a single person

SUBJECT TO: General taxes for 2018 & 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-09-410-014 1744

Address(es) of Real Estate:  
300 N. State, No. 4135, Chicago IL 60654  
St.

The date of this deed of conveyance is 01/28/2019.

x Amreesh S. Modi  
(SEAL) AMREESH S. MODI, TRUSTEE OF THE  
AMREESH S. MODI DECLARATION OF TRUST  
DATED MARCH 27, 2001

FIDELITY NATIONAL TITLE CH18033198  
172

State of Illinois, County of DuPage: SS. I, the undersigned, a Notary Public in and for said County, in the State  
aforesaid, DO HEREBY CERTIFY that Amreesh S. Modi, Trustee of the Amreesh S. Modi Declaration of Trust Dated March  
27, 2001, 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, including the release and waiver of the right of  
homestead.



Given under my hand and official seal 01/28/2019.

Joann E Mayo  
Notary Public

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REAL ESTATE TRANSFER TAX	18-Jan-2019
CHICAGO:	1,815.00
CTA:	726.00
TOTAL:	2,541.00 *

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

REAL ESTATE TRANSFER TAX	18-Jan-2019
COUNTY:	121.00
ILLINOIS:	242.00
TOTAL:	363.00

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**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as:

300 N. State, No. 4135, Chicago, IL 60654

PIN: 17-09-410-014-1744

Legal Description:

SEE ATTACHED

Property of Cook County Clerk's Office

This instrument was prepared by  
 Stephen Witt  
 Witt & Associates  
 20 N. Clark Street, Suite 2500  
 Chicago, IL 60602

Send subsequent tax bills to:

JASON KOCHER  
 300 N STATE ST #4135  
 CHICAGO, IL 60654

Recorder-mail recorded document to:

IAN T. BRADSKY, ESQ.  
 WINDY CITY LEGAL  
 53 W JACKSON BLVD  
 SUITE 1510  
 CHICAGO, IL 60604

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## EXHIBIT A

**Order No.:** CH18033198

**For APN/Parcel ID(s):** 17-09-410-014-1744

**For Tax Map ID(s):** 17-09-410-014-1744

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PARCEL 1: Unit 4135 AS DELINEATED ON SURVEY OF LOT 1 AND LOT 2 OF HARPER'S RESUBDIVISION OF PART OF BLOCK 1 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF A PART OF BLOCK 1, 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 PARTS OF CERTAIN VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARIANA CITY CORPORATION, A CORPORATION OF ILLINOIS, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24238692; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP ((EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)), SITUATED IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP AFORESAID RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24238692 AND AS CREATED BY DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO MARY CYKES RECORDED MARCH 1, 1978 AS DOCUMENT NUMBER 24345224 FOR ACCESS, INGRESS AND EGRESS IN, OVER, UPON, ACROSS AND THROUGH THE COMMON ELEMENTS AS DEFINED THEREIN

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY GRANTS AND RESERVATIONS OF EASEMENTS RECORDED DECEMBER 15, 1977 AS DOCUMENT NUMBER 24238691, AND SET FORTH IN DEED FROM MARINA CITY CORPORATION, A CORPORATION OF ILLINOIS, TO MARY CYKES RECORDED MARCH 1, 1978 AS DOCUMENT NUMBER 24345224 IN, OVER, UPON, ACROSS AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS, AND ELEVATOR SHAFTS LOCATED UPON THOSE PARTS OF LOTS 3 AND 4 IN HARPER'S RESUBDIVISION AFORESAID DESIGNATED AS EXCLUSIVE EASEMENT AREAS AND COMMON EASEMENT AREAS FOR INGRESS AND EGRESS AND ALSO IN AND TO STRUCTURAL MEMBERS, FOOTINGS, BRACES, CAISSONS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS.