

# UNOFFICIAL COPY

Doc#: 1914933238 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/29/2019 11:07 AM Pg: 1 of 4

Dec ID 20190501679445  
ST/CO Stamp 0-445-259-680 ST Tax \$307.50 CO Tax \$153.75  
City Stamp 0-787-967-904 City Tax: \$3,228.75

## RECORDING COVER PAGE

Fidelity National Title

Warranty Deed

SC19009421

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Upon recording return to: AWB

Send subsequent tax bills  
to:

BRYAN NIEDELSON  
525 W. HAWTHORNE, APT. # 2904  
CHICAGO IL 60657

FIDELITY NATIONAL TITLE SC 19009421  
1072  
WARRANTY DEED

THE GRANTOR(S), SURIYA V. SASTRI, a divorced individual, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BRYAN NIEDELSON, an unmarried individual, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1:**  
UNIT NO. 2904, IN THE 525 HAWTHORNE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0021232465

**PARCEL 2:**  
UNIT NUMBER P-88 IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES BELOW A HORIZONTAL PLAGE HAVING AN ELEVATION OF +30.58 FEET CHICAGO CITY DATUM: THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 (EXCEPT THE NORTHERLY 107.60 FEET THEREOF) IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21,

REAL ESTATE TRANSFER TAX		24-May-2019
	CHICAGO:	2,306.25
	CTA:	922.50
	TOTAL:	3,228.75 *

14-21-307-061-1212 | 20190501679445 | 0-787-967-904

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

REAL ESTATE TRANSFER TAX		24-May-2019
	COUNTY:	153.75
	ILLINOIS:	307.50
	TOTAL:	461.25

14-21-307-061-1212 | 20190501679445 | 0-445-259-680

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**TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF  
CONDOMINIUM RECORDED JUNE 25, 2004 AS DOCUMENT NUMBER 0417727057,  
TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS.**

**PARCEL 3:**

**EASEMENT FOR THE BENEFIT OF PARCEL 1 OF THE RIGHT TO MAINTAIN ANY  
UNDERGROUND IMPROVEMENTS NOW EXISTING WHICH ENCROACH ONTO  
PROPERTY KNOWN AS 3410 NORTH LAKE SHORE DRIVE AS CREATED BY  
DECLARATION OF RECIPROCAL EASEMENTS DATED MARCH 30, 1979 AND  
RECORD.**

**Address: 525 W. Hawthorne Pl., Unit #2904 and P-88, Chicago, IL 60657**

**PIN: 14-21-307-061-1212  
14-21-307-061-1322**

**Subject to: covenants, conditions, and restrictions of record, and building lines and  
easements, if any, provided they do not interfere with the current use and enjoyment of  
the Real Estate; and general real estate taxes not due and payable at the time of Closing.**

**AT NO TIME WAS THE PROPERTY SUBJECT TO HOMESTEAD RIGHTS.**

Property of Cook County Clerk's Office

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DATED as of the 20 day of May, 2019.

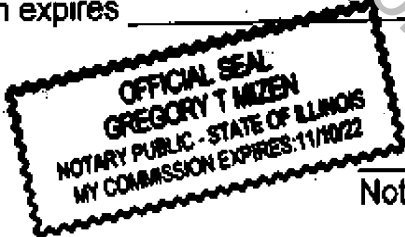
SURIYA V. SASTRI  
SURIYA V. SASTRI

STATE OF Illinois )  
COUNTY OF DeKalb ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SURIYA V. SASTRI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of May, 2019.

My commission expires \_\_\_\_\_



[Signature]  
Notary Public

Name and Address of Preparer:  
Gregory T. Mizen  
Law Offices of Gregory T. Mizen  
111 E. Jefferson Ave.  
Naperville, IL 60540

Cook County Clerk's Office