

UNOFFICIAL COPY

Doc#: 1917642054 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/25/2019 10:35 AM Pg: 1 of 3

Warranty Deed
(ILLINOIS)

Dec ID 20190601602044
ST/CO Stamp 1-805-045-856 ST Tax \$355.00 CO Tax \$177.50
City Stamp 1-118-515-296 City Tax: \$3,727.50

FIRST AMERICAN TITLE

FILE # 2991053

THE GRANTOR, CHIRAG A. SHAH, an unmarried man, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to Juan C. Guajardo, SINGLE man the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

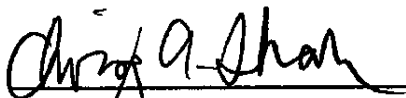
Legal description attached

Address : 1620 South Michigan Avenue, Unit 1003 and I-105, Chicago, IL 60616

PIN #: 17-22-301-065-1352 and 17-22-301-065-1185 (Vol. 512)

SUBJECT TO general real estate taxes for 2018 installment, and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 20th of June, 2019.


 (Seal)
CHIRAG A. SHAH

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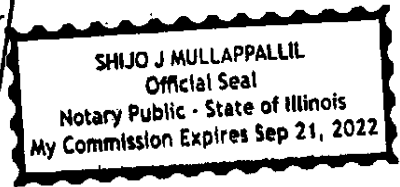
State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **CHIRAG A. SHAH**, an unmarried man, 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 severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

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



Notary Public



Commission expires: September 21, 2022

This instrument was prepared by:
SHIJO J. MULLAPPALLIL
Attorney at Law
4323 West Irving Park Road, Suite 18
Chicago, IL 60641

~~MAIL TO:
Suzanne L. Walters
Attorney at Law
204 W. Virginia Street
Crystal Lake, IL 60014~~

MAIL TO:
SEND SUBSEQUENT TAX BILLS TO:
Juan C Guajardo
1620 South Michigan, #1003
Chicago, IL 60616
719 E. Main St
West Chicago, IL
60185

Property of Cook County Clerk's Office

EXHIBIT A

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: UNIT 1003 AND P-105 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621539044, TOGETHER AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index #'s: 17-22-301-065-1185 (VOL. 512)

Property Address: 1620 South Michigan Avenue, 1003, Chicago, Illinois 60616