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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Chicago Title 113
19GNW550525NB



1917745063D

Doc# 1917745063 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2019 01:19 PM PG: 1 OF 2

THE GRANTOR(S), Jee Hwan Kim, married to Young Kyu Kim of 921 N. Howe, Chicago, IL 60610, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, convey(s) and warrant(s) to Karthikeyan Chikkan and Sanjugtha Prem Kumar, husband and wife of Chicago, IL, to have and to hold, not as Tenants in Common, not as Joint Tenants, but by Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL A:

UNIT 921-H AND GU-2-11 IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 (EXCEPTING FROM SAID LOT 9, THE EASTERLY 10 FEET DEDICATED FOR ALLEY), THE NORTH 1/2 OF LOT 15, ALSO LOTS 16, 17, 18, 19, 20 AND 21 (EXCEPTING FROM SAID LOT 21, THE SOUTHERLY 20 FEET OF THE NORTHERLY 45 FEET DEDICATED FOR ALLEY), LOTS 22, 23, AND 24, ALSO ALL OF VACATED ALLEY, LYING EASTERLY OF LOTS 5 TO 8 (VACTED PURSUANT TO DOCUMENT RECORDED APRIL 27, 1927 IN BOOK 13299, PAGE 362 THROUGH 364) ALL IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE NORTHEASTERLY SOUTHWESTERLY 20 FOOT PUBLIC ALLEY DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS MAY 3, 1917 AS DOCUMENT NUMBER 6103152, BEING THE SOUTHEASTERLY 20 FEET OF THE NORTHWESTERLY 45 FEE OF LOT 21 IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO IN SECTION 4 AND SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE NORTHWESTERLY SOUTHEASTERLY 20 FOOT VACATED ALLEY (VACATED PURSUANT TO DOCUMENT NUMBER 18467184 RECORDED MAY 7, 1962) LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 21 TO 24, BOTH INCLUSIVE, AND LYING NORTHEASTERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 21, ALL IN BLOCK 94 OF ELSTON'S ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF LOT 15 IN BLOCK 94 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, 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 0416839081, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-11, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081.

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SUBJECT TO: Covenants, conditions and restrictions of records, special taxes or assessments for improvements not yet completed, any confirmed special tax or assessment, general taxes for 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): **17-04-322-022-1170 and 17-04-322-022-1211**

Address of Real Estate: **921 N. Howe, Chicago, IL 60610**

Dated this 19th day of June, 2019.

X Jee Hwan Kim
Jee Hwan Kim

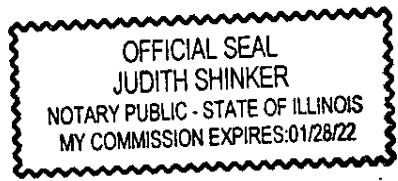
Young Kyu Kim
Young Kyu Kim

STATE OF ILLINOIS, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jee Hwan Kim and Young Kyu Kim**, personally known to me to be the 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 her/his/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, this 19th day of June, 2019.

[Signature]
(Notary Public)

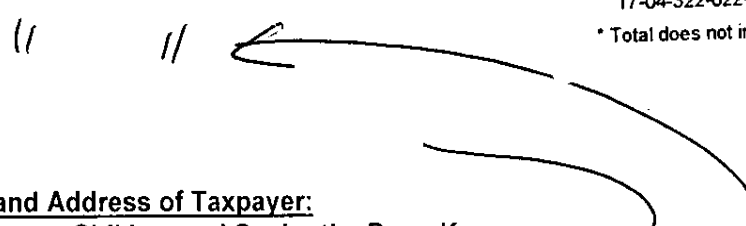


Prepared By:
MORTON RUBIN
Attorney at Law
3330 Dundee Rd., Suite C-4
Northbrook, IL 60062

After Recording Mail To:

REAL ESTATE TRANSFER TAX		25-Jun-2019
CHICAGO:		5,925.00
CTA:		2,370.00
TOTAL:		8,295.00 *

17-04-322-022-1170 | 20190601607715 | 0-026-407-008
* Total does not include any applicable penalty or interest due.



Name and Address of Taxpayer:
Karthikeyan Chikkan and Sanjugtha Prem Kumar
921 N. Howe, Chicago, IL 60610

REAL ESTATE TRANSFER TAX		25-Jun-2019
COUNTY:		395.00
ILLINOIS:		790.00
TOTAL:		1,185.00

17-04-322-022-1170 | 20190601607715 | 1-924-542-560