UNOFFICIAL CO

WARRANTY DEED

AFTER RECORDING MAIL TO:

Steven R. Felton 134 N. LASOILE #1720 Chicago, IL 6060à

MAIL REAL ESTATE TAX BILL TO:

Grace Kim 1451 N. Artesian, Unit 2 Chicago, IL 60622

Chicago Title

Date: 08/07/2019 08:58 AM Pg: 1 of 3 Dec ID 20190701624280

ST/CO Stamp 1-642-720-352 ST Tax \$275.00 CO Tax \$137.50

Doc#. 1921946030 Fee: \$98.00

Cook County Recorder of Deeds

Edward M. Moody

City Stamp 1-105-849-440 City Tax: \$2,887.50

THE GRANTOR: Manuret Kaur Nagra, a single woman, of 1451 N. Artesian, Unit 2, Chicago, IL 60622, for end in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Grace Kim, <u>u 5 rale women</u>, of <u>Chicago</u>, <u>Illinois</u>, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1451 N. Artesian, Unit 2, Chicago, IL 60622

PIN:

16-01-215-050-1002

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities: Office

UNOFFICIAL COPY

DATED this 27 day of 500, 2019.
Manpreet Kaur Nagra
STATE OF
COUNTY OF
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Manpreet Kaur Nagra, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he she signed and delivered the said instrument as his/her 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 27th day of July , 2019.
Marona Shapuro Notary Public
NAME AND ADDRESS OF PREPARER: David Frank Attorney at Law 1211 Landwehr Rd. Northbrook, IL 60062 SHARON A SHAPIRO Official Seal My Commission Expires May 14, 2022

1921946030 Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 19CNW764119NB

For APN/Parcel ID(s): 16-01-215-050-1002

PARCEL 1:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1451 N. ARTESIAN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0518032169, AS AMENDED, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS 2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERE I O, IN COOK COUNTY, ILLINOIS.