The GRANTORS, Kapil Kumar and Afiya H.
Adams, HUSBAND AND WIFE, of the CITY OF
FRISCO, COUNTY OF COLLIN, STATE OF
TEXAS, for and in consideration of ten dollars, in
hand paid, and other good and valuable consideration,
CONVEY AND WARRANT to

Michael K. Porter, A Single Man 207 E 31st Street Apt. 3G Chicago, Illinois 60617 Doc#. 1926806100 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 09/25/2019 11:48 AM Pg: 1 of 2

Dec ID 20190901684087 ST/CO Stamp 1-947-666-016 ST Tax \$325.00 CO Tax \$162.50 City Stamp 1-706-244-704 City Tax: \$3,412.50

In fee simple, the following described Real Estate in the County of Cook, State of Illinois:

SEE LEGAL ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold forever.

Index No.: 17-34-102-051-1082

PROPERTY ADDRESS: 3127 S. Michigan Avenue, Chicago, IL 60616

Subject to General taxes for 2019 and subsequent years Covenants, conditions and restrictions of record

} SS

STEWART TITLE

700 E. Diehl Road, Suite 180

Naperville, IL 60563

Dated this _____ day of September, 2019.

Khati Kumar

State of Hilinois

County of Cook

Afiya H. Ada he

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Kapii Kumar and Afiya H. Adams, HUSBAND AND WIFE, 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 the stid instrument as their free and voluntary act.

Given under my hand and notary seal this day of September, 2019.

Notary Public

UMBREEN KHAN Notary 10 # 130828489 My Commission Expires September 20, 2020

This instrument prepared by Sherri Williams, 53 West Jackson Blvd, Suite 640, Chicago, Illinois 60604

Mail to: Diane Danzy Odell, Esq.

77 W. Washington, Suite 714

Chicago, IL, 60602

Subsequent tax Bill: Michael K. Porter
3127 S. Michigan Ave.
Chicago, IL. 60616

REAL ESTATE TRANSFER TAX		20-Sep-2019
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
17-34-102-051-1082	20190901684087	1-706-244-704

REAL ESTATE	TRANSFER	TAX	24-Sep-2019
		ÇOUNTY:	162.50
13.00		ILLINOIS:	325.00
	*	TOTAL:	487.50
17-34-102	-051-1082	20190901684087	1-947-666-016

^{*} Total does not include any applicable penalty or Interest due.

1926806100 Page: 2 of 2

UNOFFICIAL COPY

LEGAL DESCRIPTION

3127 S. MICHIGAN AVE., CHICAGO, IL. 60616

PIN: 17-34-102-051-1082

Parcel 1: Unit No. 3127 in the Michigan Indiana Condominium (as hereinafter described), together with its undivided percentage interest in the common elements, which Unit and Common Elements are comprised of:

(a) The Leasehold estate created by the Ground Lease for Michigan Place dated December 7, 1999 between Minois Institute of Technology, an Illinois not-for-profit Corporation, as Lessor, and Michigan Place LLC, as Lessee, recorded by the Cook County recorder of Deeds on February 29, 2000 as Document No. 00-147967 including all amendments and Exhibits thereto (the "Ground Lease") which Ground Lease demises the land hereinafter described for a team of years ending December 31, 2008 (Except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvement located on the following described land:

Certain Parts of Block 1 in Charles Walk at Subdivision of that Part North of the South 60 acres of the West 1/2 of the Northwest 1/4 of Second 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a Survey which is attached as Exhibit "B" to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County recorder of Deeds on March 15, 2001 as Document 001-0205852, as the same may have been amended from time to time (as \$2 amended, "the Declaration") all in Cook County, Illinois.

Parcel 2: The Exclusive right to the use of T-70, T-71, Patio and limited common elements as delineated on the Survey attached to the Declaration aforesaid.