

# UNOFFICIAL COPY

Doc#: 1927046099 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/27/2019 10:11 AM Pg: 1 of 3

PTG-53613 1/2  
**WARRANTY DEED**

ILLINOIS STATUTORY  
COMPANY to INDIVIDUAL(S)

Dec ID 20190901689457  
ST/CO Stamp 0-058-194-528 ST Tax \$639.00 CO Tax \$319.50  
City Stamp 0-288-786-016 City Tax: \$6,709.50

MAIL TO:

LINN D DOND  
291 W BENTON AVE.  
NAPERVILLE, IL 60540

NAME/ADDRESS OF TAXPAYER(S):

Rohan G. Salpekar  
Nishi Gupta  
Unit 604  
**680 North Milwaukee Avenue**  
Chicago, Illinois 60642

RECORDER'S STAMP

The Grantor, **THE DOMAIN GROUP, LLC**, an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee(s):

**ROHAN G. SALPEKAR and NISHI GUPTA,**  
**As Tenants by the Entirety,**

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See Legal Description (for dwelling unit 604 and parking unit, G-30 and G-31) attached hereto and made a part hereof.

Commonly known as: Unit **604**, **680 North Milwaukee Avenue**, Chicago, Illinois 60642

Two (2) underlying Permanent Index Number(s):

17-08-224-001-0000 (undivided)

17-08-224-002-0000 (undivided)

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2019 and subsequent.

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Dated this 20 day of **September**, 2019.

**THE DOMAIN GROUP, LLC,**  
an Illinois limited liability company

By: X *Rory Arthur*  
Rory Arthur, Its Manager

State of Illinois )  
                          ) SS.  
County of Cook   )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory, personally known to me to be a Manager of **THE DOMAIN GROUP, LLC**, and 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 acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

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



*John E. Lovestrand*  
Notary Public

This instrument prepared by

John E. Lovestrand, Esq.  
LAW OFFICE OF  
JOHN E. LOVESTRAND, PC  
30 Green Bay Road  
Winnetka, Illinois 60093

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## Exhibit "A"

Parcel 1: Units: 604 and G-30 and G-31 in the Callum Brian Condominiums as delineated on a survey of the following described Real Estate:

Parcel A: That part of Lots 1 and 2 in Owner's Subdivision of Block 52 in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, lying North of a line drawn from a point on the East line of North Branch Street which is 81.90 feet south of the North West corner of said Lot 2 to a point on the West line of North Cherry Street which is 82.20 feet South of the North East corner of said Lot 1, said line being the center line of a 13 inch brick wall in Cook County, Illinois.

Parcel B: Lots 1 and 2 in Block 12 in Ridgely's Addition to Chicago in Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel C: Lot 6 in Block 37 in Assessor's Division of Lots 1 to 6 in Block 37 of Ogden's Addition to Chicago, a part of the Northeast 1/4 of Section 8, Township 39 North, Range 14 East of the Third principal Meridian, in Cook County, Illinois

Parcel D: All of the East-West 12 foot vacated public alley lying South of the South line of Parcel 2 above and North of the North line of Parcel 3 above, and lying West and Westerly of a line drawn from the most Easterly corner of Lot 1 in Parcel 2 above to the intersection of the North and Northeasterly line of Lot 6 in Parcel 3 above, and lying East of a line drawn from the most Westerly corner of Lot 2 in Parcel 2 above to the Northwest corner of Lot 6 in Parcel 3 above, vacated by Ordinance recorded May 28, 1998 as Document 98441669.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 29, 2019 as Document Number 1902916127 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S ~ and Deck Unit 604, Limited Common Element as delineated on the survey attached to the Declaration of Condominium aforesaid.

Parcel ID(s): 17-08-224-001-0000, 17-08-224-002-0000

**"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN".**