

of 2

Doc#: 1934417051 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/10/2019 11:31 AM Pg: 1 of 2

### WARRANTY DEED

Dec ID 20191201664862  
ST/CO Stamp 0-700-679-520 ST Tax \$625.00 CO Tax \$312.50  
City Stamp 0-383-649-120 City Tax: \$6,562.50

**THE GRANTOR(S)**, 2911-13 W Lyndale LLC., an Illinois Limited Liability Company, of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **RAVI U. SHAH AND PARISHA P. SHAH**, husband and wife of Chicago, Illinois, as **TENANTS BY THE ENTIRETY** and not as joint tenants with a right of survivorship, or tenants in common the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Property Address: 2911 W Lyndale Street, Unit 1W, Chicago, IL 60647  
Parcel ID: 13-36-109-092-0000 and 13-36-109-093-0000

### SEE ATTACHED LEGAL DESCRIPTION

Dated this 6th day of December, 2019

2911-13 W Lyndale LLC.  
By: Vladimir Zeleni  
Its Authorized Agent

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 Vladimir Zeleni, the Authorized Agent of 2911-13 W Lyndale LLC., an Illinois Limited Liability Company, 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 acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of December, 2019



NOTARY PUBLIC  
Commission expires 07/06/22

This instrument was prepared by: Spiegel & DeMars, 19 South LaSalle Street, Suite 902, Chicago, IL 60603

Send Recorded Deed To:  
**Ronak Desai**  
Parikh Law Group, LLC  
150 S. Wacker Dr., Ste. 2600  
Chicago, IL 60606

Grantees Address  
Mail Tax Bills To:  
**RAVI U. SHAH AND PARISHA P. SHAH**  
2911 W Lyndale Street, Unit 1W,  
Chicago, IL 60647

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Property Address: 2911 W Lyndale Street, Unit 1W, Chicago, IL 60647  
Parcel ID: 13-36-109-092-0000 and 13-36-109-093-0000

UNIT 1W IN THE 2911 W LYNDALE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 9 AND 10 IN BLOCK 2 IN J. JOHNSTON JR.'S SUBDIVISION OF 10 ACRES IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 22, 2019 AS DOCUMENT NUMBER 1932644103, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P 5, AND GARAGE ROOF DECK "RD-W", LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

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.

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