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Doc#. 2003055018 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 01/30/2020 10:30 AM Pg: 1 of 3

Dec ID 20200101696482

ST/CO Stamp 2-077-018-976 ST Tax \$397.50 CO Tax \$198.75

City Stamp 0-252-660-576 City Tax: \$4,173.75

WARRANTY DEED

FIRST AMERICAN TITLE FILE # 3003760

Kiren Mann and Azshish Didwania, husband and wife, 4711 N. Malden St., Unit 2S, Chicago, IL 60640 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Thomas G. Bowers, 4711 N. Malden St., Unit 2S, Chicago, IL 60640 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-17-104-031-1006

Address of Real Estate: 4711 N. Malden St., Unit 2S, Chicago, IL 60640

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility eastments; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 1/14 STATE OF COUNTY OF

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Kiren Mann and Aashish Didwania are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this

Official Seal Teresa L West Commission expiresotary Public State of Illinois

Prepared By:

Matthew Rich, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Thomas G. Bowers 4711 N. Malden St. Unit 2S Chicago, IL 60640

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NO. 2S IN THE 4711 NORTH MALDEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING

DESCRIBED REAL ESTATE:

LOT 135 IN SHERIDAN DRIVE SUBDIVISION, BEING IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020987117, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1, OVER PARKING SPACE NO. S P7, BOTH INCLUSIVE, AS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

Permanent Index #'s: 14-17-104-031-1005 (7-0). 478)

Property Address: 4711 North Malden Street, Unit 25 Chicago, Illinois 60640