

FILE # 3024948
FIRST AMERICAN TITLE

UNOFFICIAL COPY

WARRANTY DEED
Illinois Statutory

Doc#. 2013621136 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/15/2020 12:27 PM Pg: 1 of 3

Dec ID 20200401669806
ST/CO Stamp 0-866-804-960 ST Tax \$295.00 CO Tax \$147.50
City Stamp 2-102-531-296 City Tax: \$3,097.50

MAIL TO:

Jonathan M. Aven
180 N. Michigan Avenue, Suite 2105
Chicago, IL 60601

ADDRESS OF PROPERTY:

1524 S. Sangamon Street, Suite 512-S
Chicago, IL 60606

THE GRANTOR, NIKHIL PAPA, an unmarried man, 822 Meadowridge Drive, Aurora, IL 60504,

for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

ARTURO VERA, JR. of 3408 N. Opal Avenue, Chicago, Illinois 60634,

following described Real Estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Index Number: 17-20-232-~~05-01-46~~ ⁰⁵⁰⁻¹⁰⁴⁶ ₀₂

Subject to covenants, conditions, easements, and restrictions of record; subject to general real estate taxes for 2019 and subsequent years,

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 said premises forever.

DATED this 28th day of April, 2020.



NIKHIL PAPA

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State of ILLINOIS, County of COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NIKHIL PAPA, an unmarried man, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 28th day of April, 2020.



NOTARY PUBLIC

My commission expires _____



THIS INSTRUMENT PREPARED BY:

MICHAEL A. DUNN
3223 Lake Avenue, Unit 15-C
Suite 196
Wilmette, IL 60091

MAIL TAX BILLS TO:

Arturo Vera, Jr.
1524 S. Sangamon Street
Unit 512-S
Chicago, IL 60608

Property of Cook County Clerk's Office

UNOFFICIAL COPY

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1: UNIT NO. 512-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 30 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH HALSTED STREET, AS 66.00 FOOT RIGHT-OF-WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 02 SECONDS EAST ALONG LAST DESCRIBED PARALLEL LINE 194.33 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 112.60 FEET ALONG THE ARC OF A NON TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54.00 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, TOGETHER ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE AERIAL EASEMENT AGREEMENT DATED JUNE 26, 2001 AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 001057124. WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G6, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME

Note: For informational purposes only, the land is known as :

1524 South Sangamon Street
Chicago, IL 60608