

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc# 2019857017 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2020 10:34 AM PG: 1 OF 4

THE GRANTOR, **POGN PROPERTIES LLC**, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to: Mitesh Baldev Patel and Reena Navuluri, husband and wife, as tenants by the entirety of 1624 W. Division St., Unit 401, Chicago, IL 60622, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT 3S**  
**226 S. GREEN ST.**  
**CHICAGO, IL 60607**

Permanent Real Estate Index Number: **17-17-221-017-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 18th day of June, 2020.

**POGN PROPERTIES LLC,**  
an Illinois limited liability company

1965A011076LP  
NIM 1012

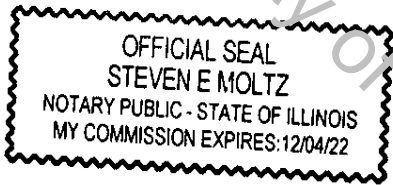
By: [Signature]  
Its: Manager

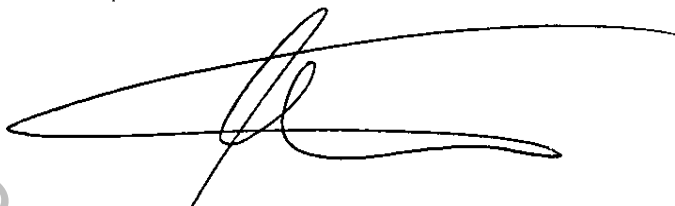
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that George Nugent, personally known to me to be the Manager of **POGN PROPERTIES 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 Members 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 18th day of June, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

Mail To:

Don Kiolbassa  
203 N. LaSalle St., Suite 2100  
Chicago, IL 60601



REAL ESTATE TRANSFER TAX		23-Jun-2020
	CHICAGO:	7,275.00
	CTA:	2,910.00
	<b>TOTAL:</b>	<b>10,185.00 *</b>

17-17-221-017-0000 | 20200601610525 | 1-616-480-992

\* Total does not include any applicable penalty or interest due.

Name and Address of Taxpayer:

Mitesh Baldev Patel and Reena Navuluri  
226 S. Green St.  
Unit 3S  
Chicago, IL 60607

REAL ESTATE TRANSFER TAX		23-Jun-2020
	COUNTY:	485.00
	ILLINOIS:	970.00
	<b>TOTAL:</b>	<b>1,455.00</b>

17-17-221-017-0000 | 20200601610525 | 0-274-303-712

Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 3S IN THE 226 S. GREEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 (EXCEPT THE SOUTH 3.01 FEET THEREOF) AND THE SOUTH 2.01 FEET OF LOT 5 (EXCEPT THE WEST 9 FEET OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 12, IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2020 AS DOCUMENT NUMBER 2016017008 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2020 AS DOCUMENT 2016017008 AND AS AMENDED FROM TIME TO TIME.

PIN(S): 17-17-221-017-0000

Common Address: UNIT 3S  
226 S. GREEN ST.  
CHICAGO, ILLINOIS 60607

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; AND (H) PARTY WALL AGREEMENT RECORDED AS DOCUMENT NUMBER 1835413064 AND PARTY WALL AGREEMENT RECORDED AS DOCUMENT NUMBER 2016017007; (I) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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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, 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 DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Property of Cook County Clerk's Office