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### WARRANTY DEED ILLINOIS STATUTORY

Chicago Title / Ram
20CST153143 VH
2022)



Doc# 2024134054 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2020 12:35 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR John C. Holland, as Independent Administrator of the Estate of Eugene P. Holland, deceased, Case 2020P070587 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Brahma Gupta and Manju Gupta, married, as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-10-135-038-1949, 17-20-135-038-1442 and 17-10-135-038-1443

Property Address: 401 N. Wabash Ave., Unit 64E, P-254 and F-255, Chicago, IL 60611

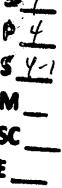
**SUBJECT TO:** Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

REAL ESTATE TRANSFER TAX		24-Aug-2020
	CHICAGO:	10,875.00
	CTA:	4,350.00
	TOTAL:	15,225.00 *
17-10-135-038-1949	20200701649841	0-382-153-184

<sup>\*</sup> Total does not include any applicable penalty or interest due.

<b>REAL ESTATE</b>	TRANSFER	TAX	24-Aug-2020
	A STATE OF THE PARTY OF THE PAR	COUNTY:	725.00
	SE	ILLINOIS:	1,450.00
		TOTAL:	2,175.00
17-10-135	-038-1949	20200701649841	1-566-814-688



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Who C. Holland allow in Bail John C. Holland, Independent Administrator of the Estate of Eugene I by Judy be Angelis, afterney in Fact	P. Holland, Deceased
State of Illinois  County of Lake  Secondly of L	f Eugene P. Holland, is/are subscribed to the lged that he/she/they luntary act, for the uses
Cheryl C Porter	OFFICIAL SEAL CHERYL C PORTER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/13/24
Prepared by and Mail to:	
Prepared by and Mail to:  Law Office of Judy L. DeAngelis 767 Walton Lane Grayslake, IL 60030  Send Subsequent Tax Bills To:  Brahma Gupta 401 N. Wabash Ave., Unit 64E Chicago, IL 60611	
Send Subsequent Tax Bills To:	
Brahma Gupta	U _
401 N. Wabash Ave., Unit 64E Chicago, IL 60611	OFFICE

#### **Send Subsequent Tax Bills To:**

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#### **EXHIBIT "A"**

#### Parcel 1:

Unit 64E, and parking spaces P-254 and P-255 in the Residences at 401 North Wabash Avenue, a condominium as delineated on a survey of the following described real estate:

Part of Lot 1 in Trump Tower Subdivision of a Tract of Land in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 0821716050, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

Non-exclusive easements for Ingress, Egress, support, use and enjoyment, as created by and set forth in the declaration of covenants, conditions, restrictions and easements for the 401 North Wabash Building recorded as document 0803015062, as amended by Special Amendment recorded August 4, 2008 as document 0821716049.

#### Parcel 3:

A non-exclusive easement in favor of Parcels 1 and 2, as granted in that certain ordinance by the City of Chicago approved September 1, 2004 and recorded January 3, 2005 as document 0500319018 as published in Journal Pages 30411 to 30438 both inclusive, for the improvement, use and maintenance of public way, to improve, maintain, repair, replace use and occupy for pedestrian purposes, and not vehicular purposes, certain tracts of Land as more particularly described therein.

#### Parcel 4:

The exclusive right to the use of storage space S1922 and \$1908, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document 0821716050.

# UNOFFICIAL COPY smartSuite Imaging Cover Sheet



Property of Country Clerk's Office recorded docs 401 North Wabash Avenue, #64, Chicago IL 60611

