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Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc#: 2025933136 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/15/2020 03:55 PM Pg: 1 of 2

Dec ID 20200701641744
ST/CO Stamp 0-063-381-216 ST Tax \$500.00 CO Tax \$250.00
City Stamp 2-057-105-120 City Tax: \$5,250.00

THE GRANTOR(S), EDWARD J. TISONCIK, a married man, of the City of FLOSSMOOR, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to PRADEEP MANDLIK and DEEPA OKA-MANDLIK, husband and wife, as tenants by the entirety, of 704 GRANITE COURT, LAKE IN THE HILLS, IL 60156 of the County of MCHENRY, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

2072163A-IL 1 of 2
PARCEL 1:

UNIT NUMBER 4609 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 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 NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2020

Permanent Real Estate Index Number(s): 17-10-132-037-1620

Address(es) of Real Estate: 405 N. WABASH - UNIT 4609, CHICAGO, IL 60611

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Dated this 27 day of July, 2020

Edward J. Tisoncik
EDWARD J. TISONCIK

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT EDWARD J. TISONCIK, personally known to me to be the same person(s) whose name(s) is 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of July, 2020

Property of Cook County Clerk's Office



S. Kabat (Notary Public)

Prepared By: JOHN C. CLAVIO
10277 W LINCOLN HIGHWAY
FRANKFORT, IL 60423

Mail To:
405 N. WABASH - UNIT 4609
CHICAGO, IL 60611

Name & Address of Taxpayer:
PRADEEP MANDLIK
DEEPA OKA-MANDLIK
405 N. WABASH - UNIT 4609
CHICAGO, IL 60611