

UNOFFICIAL COPY

Doc#: 2031238223 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 02:02 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20200901695501
ST/CO Stamp 0-241-462-752 ST Tax \$348.00 CO Tax \$174.00
City Stamp 1-578-216-928 City Tax: \$3,654.00

Above Space for Recorder's Use Only

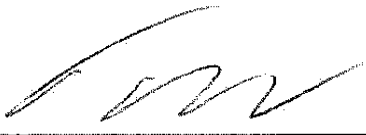
GRANTOR Thomas Salemy, an unmarried man, in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **GRANTEE** Nikhil Krishnan A Single Man, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-09-207-018-1089

Address of Real Estate 757 N. Orleans Street, Unit 1410, Chicago, Illinois 60654.

The date of this deed of conveyance is September 9, 2020.



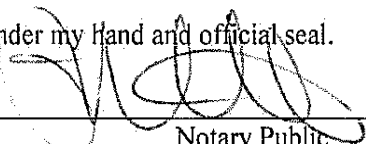
Thomas Salemy

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 Thomas Salemy, 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 and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

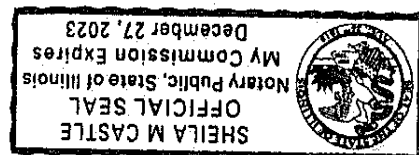
(Impress Seal Here)
(My Commission Expires) 2/21/23

Given under my hand and official seal.

Dated: 9/9/2020



Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 757 N. Orleans Street, Unit 1410, Chicago, Illinois 60614.

See attached.

Property of Cook County Clerk's Office

| | | |
|--|---|--|
| <p>This instrument was prepared by: Ivan Puljic Law Offices of Ivan Puljic, Ltd. 10 S. LaSalle St. Suite 2920 Chicago, IL, 60603</p> | <p>Send subsequent tax bills to: Nikhil KRISHNAN 757 N. Orleans Street Unit - 1410 Chicago, IL. 60654</p> | <p>Recorder-mail recorded document to: Bammi Law Group LLC 203 N. LaSalle St. Suite - 2100 Chicago, IL 60601</p> |
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LEGAL DESCRIPTION

Order No.: 20GSC093432LP

For APN/Parcel ID(s): 17-09-201-018-1089

PARCEL 1:

UNIT 1416 IN THE 757 ORLEANS AT CHICAGO CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 17 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO DECLARATION OF CONDOMINIUM MADE BY 327 CHICAGO, L.L.C. AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0829718073, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P120 A, LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASMENTS APPURTENANT TO AND FOR THE BENEFIT OF PART 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASMENTS RECORDED OCTOBER 23, 2008 AS DOCUMENT NUMBER 0829718074 FOR INGRESS AND EGRESS IN, OVER, ON ACROSS AND THROUGH THE NON-CONDOMINIUM PROPERTY FOR ACCESS PURPOSES TO STRUCTURAL SUPPORTS AND ANY FACILITIES OR UTILITIES LOCATED IN OR CONSTITUTING A PART OF THE COMMERCIAL PROPERTY OR THE NON-CONDOMINIUM PROPERTY.