

UNOFFICIAL COPY



WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Mail to:
Bill Iversen, Attorney
119 S. Emerson St. #262,
Mt. Prospect, IL 60056

MAIL
TO
↓

Subsequent tax bill to:
Ansul Rajgharia
653 N. Kingsbury St. Unit 1401,
Chicago, IL 60654

Prepared by:
Catherine Hwa, Attorney
2300 N. Barrington Rd. Ste. 400
Hoffman Estates IL 60169

Doc# 2036534050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2020 03:15 PM PG: 1 OF 4

Chicago Title

THE GRANTOR: Seller(s), Charles G. Morriss Jr., as trustee under the provisions of a trust agreement known as the 2017 Charles G. Morriss Jr. Trust, of the City of Walnut Creek, County of Contra Costa, State of California, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

20GNW0021662M NB 1stz

Grantee, Ansul Rajgharia and Aditi Poddar, husband and wife,
of 555 W. Kinzie St. Apt. 2707, Chicago, IL 60654

To have and hold forever as: [Buyer to select option]
 tenants in common; or tenants by the entirety; or joint tenants

all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, so long as they do not interfere with the current use and enjoyment of the property.

To have and to hold same unto Grantee, and unto Grantee's assigns forever, with all buildings and improvements thereon thereunto belonging. This is not homestead property for the Grantor - seller.

This deed is executed, not personally or individually, but as trustee(s) pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of the trust agreement above mentioned. All the terms, provisions, stipulations, covenants and conditions to be performed by said Trustee(s) is/are undertaken by Charles G. Morriss Jr. solely as Trustee(s), as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against Trustee(s) by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in the deed.

Permanent Index Number: 17-09-127-045-1042
Property Address: 653 N. Kingsbury St. Unit 1401, Chicago, IL 60654

Affiant further states: naught.

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LEGAL DESCRIPTION

Order No.: 20GNW002165RM

For APN/Parcel ID(s): 17-09-127-045-1042

PARCEL 1:

UNIT 1401 IN KINGSBURY ON THE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT PART OF LOTS 4 AND 5 IN THE NORTH 1/2 BLOCK 1 IN THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 1, 2003 AS DOCUMENT NO. 0318227049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-96 AS DELINEATED AND DEFINED IN THE DECLARATION, AFORESAID.

PROPERTY OF Cook County Clerk's Office

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Dated this: ~~10~~ 7 /20.

Charles G. Morriss Jr. (Seal)
Charles G. Morriss Jr., trustee**

** u/t/a known as the 2017 Charles G. Morriss Jr. Trust

STATE OF)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Charles G. Morriss Jr., trustee **, personally known to me to be the same person(s) whose name is/are subscribed the foregoing warranty deed, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 10 / 20.



Commission expires:


SEE ATTACHED

Notary Public

Permanent Index Number: 17-09-127-045-1042

Property Address: 653 N. Kingsbury St. Unit 1401, Chicago, IL 60654

REAL ESTATE TRANSFER TAX		19-Nov-2020	
		COUNTY:	252.50
		ILLINOIS:	505.00
		TOTAL:	757.50
17-09-127-045-1042 20201101646902 1-561-033-696			

REAL ESTATE TRANSFER TAX		19-Nov-2020	
		CHICAGO:	3,787.50
		CTA:	1,515.00
		TOTAL:	5,302.50 *
17-09-127-045-1042 20201101646902 1-635-867-616			

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

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

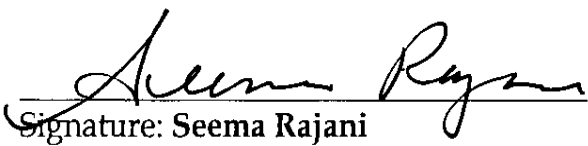
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

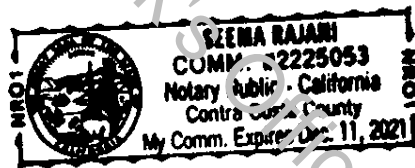
State Of: California
County Of: Contra Costa

On Nov 7, 2020 before me, **Seema Rajani**, Notary Public, personally appeared, Charles George Morriss Jr who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature: Seema Rajani



Seal

Title of Document: Affidavit of Title + Bill of Sale

Total Number of Pages including Attachment: _____

Notary Commission Expiration Date: Dec. 11th, 2021

Notary Commission Number: 2225053