

2/19

AFF-211595

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Doc# 2108320388 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 02:02 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

ANDERSON COOK COUNTY PROPERTIES, LLC,

an Illinois limited liability company,
of the City of Chicago,

State of Illinois, for and in

Consideration of Ten and

no/100 Dollars (\$10.00) in

hand paid, and other good

and valuable consideration,

CONVEYS and WARRANTS to

GEETA MALIK AND KUNDAN L. MALIK AND RENUKA MALIK SACHDEV,

4818 Crested Butte Trail, Rockford, IL 61114

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Dec ID 20210201644647
ST/CO Stamp 1-633-501-712 ST Tax \$28.00 CO Tax \$14.00
City Stamp 1-470-448-144 City Tax: \$294.00

STREET ADDRESS: 1235 S. Prairie Avenue, Unit GU-6, Chicago, Illinois 60605

PIN: 17-22-110-125-1292

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2021 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

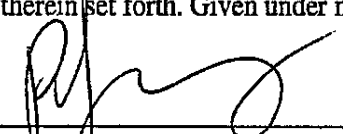
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not as tenants in common, not as tenants by the entirety, but as **JOINT TENANTS**, forever.

DATED THIS 09 DAY OF FEBRUARY, 2021.



DANIEL C. ANDERSON, Manager

^{Minnesota} ^{Dakota}
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 DANIEL C. ANDERSON, as Manager of ANDERSON COOK COUNTY PROPERTIES, LLC and individually, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 09 day of February, 2021.



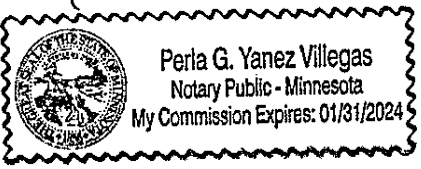
NOTARY PUBLIC

This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Send Subsequent Tax Bills To:
Renuka Malik Sachdev
1235 South Prairie Ave
Unit 909
Chicago IL 60605

Mail to:
Renuka Malik Sachdev
1235 South Prairie Ave
Unit 909
Chicago IL 60605



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Affinity Title Services, LLC

Affinity Title Services, LLC

5301 Dempster Street, Suite 206

Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 1235 S. Prairie Avenue, Unit GU-6
Chicago, IL 60605

Permanent Index No.: 17-22-110-125-1292

Legal Description:**PARCEL 1:**

UNIT GU-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER RESIDENCES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0613532041, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 108000 AND MUSEUM PARK EAST LLC AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

REAL ESTATE TRANSFER TAX

08-Mar-2021



CHICAGO:	210.00
CTA:	84.00
TOTAL:	294.00 *

17-22-110-125-1292 | 20210201644647 | 1-470-448-1114

REAL ESTATE TRANSFER TAX

08-Mar-2021



COUNTY:	14.00
ILLINOIS:	28.00
TOTAL:	42.00

17-22-110-125-1292 | 20210201644647 | 1-633-501-712

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys' Title Guaranty Fund. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.