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2110528045D

THIS INSTRUMENT
PREPARED BY:
Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060

Doc# 2110528045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/15/2021 10:21 AM PG: 1 OF 4

FOR RECORDER'S USE ONLY

CT 20NW7140924NSD

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 4th day of December, 2020, by Subhash C. Goyal and Sarita Goyal, his wife, as joint tenants ("Grantor"), having an address of 1920 North Sayre, Chicago, IL 60707, to 1005 DP Equity Holdings LLC, a Delaware limited liability company ("Grantee"), having an address of 777 Chestnut Ridge Road, Suite 301, Chestnut Ridge, NY 10977.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Forest Park, County of Cook, State of Illinois legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises").

PIN: **15-13-300-022-1024**
Address of Real Estate: **1005 - 308 Des Plaines Ave, Forest Park, IL 60130**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or equity, of, in, and to the Premises with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Premises as above describes, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2020 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3
P 4
S 4
SC
INT JP

REAL ESTATE TRANSFER TAX 20-Feb-2021



COUNTY: 77.75
ILLINOIS: 155.50
TOTAL: 233.25

15-13-300-022-1024 | 20210101617059 | 1-216-748-560

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No.

8539
Man 11/20/21
Approved/Date

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

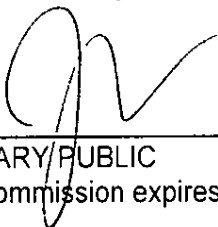


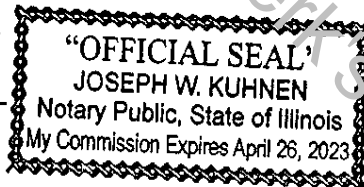
Subhash C. Goyal

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Subhash C. Goyal**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December, 2020.


NOTARY PUBLIC
My commission expires: _____



Property of Cook County Clerks Office

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:

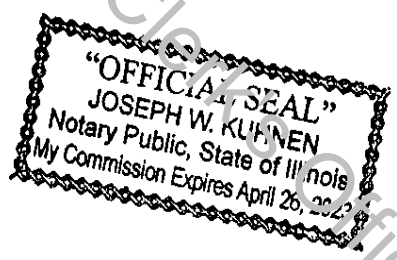
S. Goyal
Sarita Goyal

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Sarita Goyal**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December, 2020.

Jm
NOTARY PUBLIC
My commission expires: _____



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER A308 IN PARK TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS "A" AND "B" IN THE SUBDIVISION OF LOT 1 IN HAASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT 6979635; AND OF LOT 2 IN SAID HAASE'S ADDITION TO HARLEM, RECORDED JANUARY 20, 1897 AS DOCUMENT 2489214, AND OF THE SOUTHWEST 1/4 OF SAID SECTION 13, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25307015 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

MAIL AFTER RECORDING TO:

LEVITIN & ASSOCIATES, P.C.
777 Chestnut Ridge Road
Suite 300
Chestnut Ridge, NY 10977

MAIL TAX BILLS TO:

1005 DP Equity Holdings LLC
777 Chestnut Ridge Road
Suite 301
Chestnut Ridge, NY 10977