

# UNOFFICIAL COPY

Doc#: 2110601343 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/16/2021 09:45 AM Pg: 1 of 5

## WARRANTY DEED Illinois Statutory

Mail to:  
David Kaufman  
3470 North Lake Shore Drive  
Unit 5B,  
Chicago, IL 60657

Dec ID 20210301682539  
ST/CO Stamp 1-757-895-184 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 1-594-657-296 City Tax: \$2,625.00

Name and Address of Taxpayer:  
David Kaufman  
3470 North Lake Shore Drive  
Unit 5B,  
Chicago, IL 60657

THE GRANTORS **Mukund L Gai of Naperville Illinois, and Divya M. Gai of Chicago Illinois**, both single individuals, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid.

CONVEYS and WARRANTS to David Kaufman a <sup>P.</sup> SINGLE MAN individual, of 1138 W CATALPA AVE, CHICAGO Illinois, all interest in the following described real estate situated in the County of Cook State of Illinois, in fee simple, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO:\* General Taxes for 2020 and subsequent years; covenants; restrictions and easements of record.

Permanent Real Estate Index Number(s): 14-21-306-038-1005

Address(es) of Real Estate:  
3470 North Lake Shore Drive  
Unit 5B  
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		01-Apr-2021
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *

14-21-306-038-1005 | 20210301682539 | 1-594-657-296

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

REAL ESTATE TRANSFER TAX		01-Apr-2021
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

14-21-306-038-1005 | 20210301682539 | 1-757-895-184

This Instrument was prepared by:  
Jason A. Borg,  
900 Ogden Ave #161  
Downers Grove IL 60515

3470 North Lake Shore Drive Unit 5B, Chicago IL 60657

Warranty Deed

Page 1 of 4

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\_\_\_\_\_

**Mukund L. Gai**

STATE OF ILLINOIS    )  
                          ) SS.  
COUNTY OF DECATUR    )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that **Mukund L. Gai**, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25<sup>th</sup> day of March 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC



\_\_\_\_\_  
SEAL

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Divya M. Gai

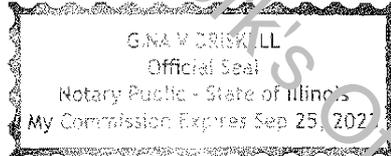
STATE OF ILLINOIS    )  
                                  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Divya M. Gai, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of March 2021.



NOTARY PUBLIC



SEAL

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LN21023353

## Exhibit A

UNIT 5B IN 3470 N. LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

### PARCEL 1:

THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT, A DISTANCE OF 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD, 298.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

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WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 20446824 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS LR2380325 ON APRIL 1, 1968, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-21-306-038-1005

For Informational Purposes only: 3470 North Lake Shore Drive, Unit 5B, Chicago, IL 60657

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