

# UNOFFICIAL COPY

21-69145  
**WARRANTY DEED**  
**ILLINOIS**

Doc#: 2110906308 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/19/2021 12:12 PM Pg: 1 of 3

Dec ID 20210401686364  
ST/CO Stamp 1-674-065-424 ST Tax \$540.00 CO Tax \$270.00  
City Stamp 1-425-823-248 City Tax: \$5,670.00

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
655 W Irving Park Rd #811  
Chicago, Illinois 60613

THE GRANTORS DONALD CERRI and CHRISTINE CERRI, husband and wife, of 759 Meadow Dr, Des Plaines, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby CONVEY and WARRANT unto THE GRANTEEES NIPUN PRATAP SINGH and SHIPRA MALHOTRA, husband and wife, of 1 W Superior St Apt 4504, Chicago, IL, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

**See Legal Description attached as Exhibit A, which Exhibit is hereby incorporated herein by reference as though fully set forth herein.**

Permanent Real Estate Index Number(s): 17-10-218-010-1171 & 17-10-218-010-1381  
Address of Real Estate: 505 N McClurg Ct Units 3101 & P-528 Chicago, IL 60611

SUBJECT TO the following, if any: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety forever.



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The date of this deed of conveyance is Dated this 26 day of MARCH, 2021.

Donald Cerri  
Donald Cerri

Christine Cerri  
Christine Cerri

State of Illinois )  
County of Cook ) SS.

The undersigned a notary public in and for the above county and state, DOES HEREBY CERTIFY that Donald Cerri and Christine Cerri, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me

this 26 day of March, 2021.



[Signature]  
Notary Public

North American Title Company  
Commitment No.: 21-64145

Send subsequent tax bills to:  
Nipun Pratap Singh  
Shipra Malhotra  
505 N McClurg Ct Unit 3101  
Chicago, IL 60611

Mail recorded document to:  
Ms. Lisa J. Saul, Esq.  
111 W Washington St Ste 1100  
Chicago, IL 60602

[Signature]

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15826-21-64145-IL

Property Address: 505 N. McClurg Court, Unit 3101, Chicago, IL 60611

Parcel ID: 17-10-218-010-1171 Unit and 17-10-218-010-1381 Prkng

**PARCEL 1:**

UNIT 3101 AND PARKING UNIT P-528 IN PARKVIEW AT RIVER EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 3 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106320; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811410154 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; ALL IN COOK COUNTY, ILLINOIS,

**PARCEL 2:**

NON- EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT FOR PARKVIEW RECORDED APRIL 23, 2008 AS DOCUMENT NUMBER 0811410153 AND AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENT, RECORDED MAY 19, 2008 AS DOCUMENT 0814016058.