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Doc#: 2112420166 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2021 08:11 AM Pg: 1 of 3

Dec ID 20210301652510
ST/CO Stamp 0-721-648-656 ST Tax \$345.00 CO Tax \$172.50
City Stamp 1-758-903-312 City Tax: \$3,622.50

111 PT 21-09140FA

WARRANTY DEED

THE GRANTORS, Roger Gengo married to Kathy Gengo, of the City of Valparaiso, County of Porter, State of Indiana, for and in consideration of \$10.00 (TEN) DOLLARS, and other valuable considerations in hand paid; CONVEY AND WARRANT to Nawal Gupta and Meenakshi Gupta, a married couple, of 614 Elmdale Road, Glenview, IL 60025; and Kunal Gupta, a single man, of 3610 Ocean Beach Blvd. Apt. 401A, Cocoa Beach, FL 32931, as Joint Tenants with Rights of Survivorship,

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

Parcel 1:

Unit 2314 in Lake Point Tower Condominium, as delineated on a survey of the following described real estate:

A part of Lot 7 in Chicago Dock and Canal Company's Peshtigo Dock Addition in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document No. 88309162, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 for the purposes of structural support, ingress and egress, and utility services as set forth in declaration of Covenants, Conditions, Restrictions and Easements made by American National Bank and Trust Company of Chicago, as trustee under Trust Agreement dated January 7, 1988 and known as Trust number 1043-99-09, dated July 13, 1988 and recorded July 14, 1988 as document 88309160.

**Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074**

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Parcel 3:

Unit C-95 in Lake Point Tower Garage Condominium as delineated on a survey of the following described real estate:

Part of Lot 7 in Chicago Dock and Canal Company's Peshtigo Dock Addition in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 95898155, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 4:

Easements for the benefit of Parcel 3 and other property for the purposes of structural support, ingress and egress and utility services as set forth in Declaration of Covenants, Conditions, Restrictions and Easements made by American National Bank and Trust Company of Chicago as Trustee Under Trust Agreement dated January 7, 1988 and known as trust number 1043-99-09 dated July 13, 1988, and recorded July 14, 1988 as document 88309160 and re-recorded September 28, 1988 as document 88446237, and as amended by instrument recorded August 19, 1992 as document 92616148, and as further amended by instrument recorded December 27, 1995 as document 95898506.

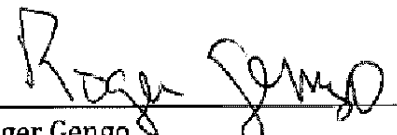
Subject to: a) General real estate taxes for the year 2020 not due and payable at the time of closing; (b) building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements as exist; (e) public and utility easements as exist; (e) roads and highways, if any; (f) party wall rights and agreements, if any.

TO HAVE AND TO HOLD said premises in fee simple.

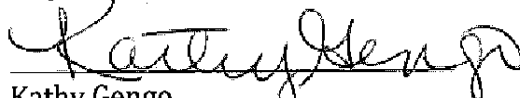
Permanent Index Numbers: 17-10-214-016-1522; 17-10-214-019-1247

Address: 505 North Lake Shore Drive, Unit 2314, C-95, Chicago, IL 60611

DATED this 22nd day of February, 2021.



Roger Gengo



Kathy Gengo

