

UNOFFICIAL COPY



2112433062D

WARRANTY DEED

GRANTOR(S):

Doc# 2112433062 Fee \$88.00

NOBLE CHICAGO GROUP LLC,
a limited liability company created and
existing under and by virtue of the laws
of the State of Illinois and duly authorized
to transact business in the State of Illinois

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/04/2021 02:44 PM PG: 1 OF 2

Currently Maintaining Office at:
1801 N. Humboldt Blvd.
Chicago, IL 60647

AP 2121010 1002 DR

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

THOMAS CHRISTIAN AND NISHA PILLAY

As joint tenants with rights of survivorship, not as tenants in common

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

PARCEL 1:

**UNIT 3 IN THE 2116 N. CALIFORNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 11 IN BLOCK 6 IN TOWN OF SCHLESWIG, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON DECEMBER 21, 2020, AS DOCUMENT NUMBER 2035613084, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-4, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE RIGHT USE OF STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AS AFORESAID.

P.I.N.: (UNDERLYING PIN) 13-36-119-013-0000

PROPERTY ADDRESS: 2116 N. California, Unit 3, Chicago, IL 60647

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for the subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights so long as they do not interfere with Purchaser's use and enjoyment of the property as a residential condominium unit; (d) the Act; (e) the Plat; (f) the terms, provisions, and the conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, roads and highways; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (n) Certificate of Limited Warranty for Unit and Common Elements for period not exceeding one year.

S Y
P 2
S Y-1
M _____
SC _____
E _____
INT RY

REAL ESTATE TRANSFER TAX		14-Apr-2021
COUNTY:		312.50
ILLINOIS:		625.00
TOTAL:		937.50

13-36-119-013-0000 | 20210301681618 | 1-159-576-080

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

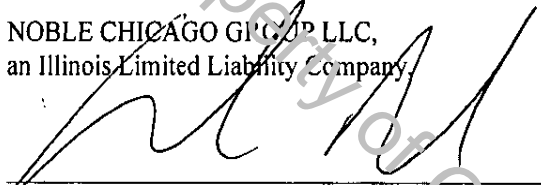
THIS DEED IS SUBJECT TO ALL PROVISIONS, CONDITIONS, RIGHTS, LIMITATIONS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME.

THIS UNIT IS NEW CONSTRUCTION UNIT AND NO TENANTS HAVE EVER RESIDED IN THE SAID UNIT.

TO HAVE AND TO HOLD said real estate forever.

DATED this 2nd day of April, 2021

NOBLE CHICAGO GROUP LLC,
an Illinois Limited Liability Company



by: Wilmot Construction, Inc., its Manager
by: Stanislaw Pluta, President of Wilmot Construction, Inc.

REAL ESTATE TRANSFER TAX

07-Apr-2021



CHICAGO:	4,687.50
CTA:	1,875.00
TOTAL:	6,562.50 *

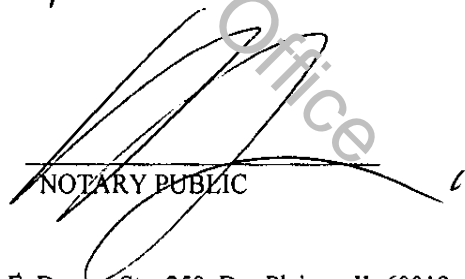
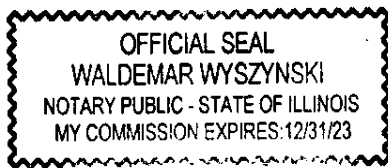
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

13-36-119-013-0000 | 20210301681618 | 1-734-415-888

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

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that Stanislaw Pluta, as President of Wilmot Construction Inc, the entity that is the Manager of NOBLE CHICAGO GROUP LLC, and not individually, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of April, 2021.


NOTARY PUBLIC

Prepared by:
Waldemar Wyszynski, Esq. of Wyszynski and Associates, P.C., 2500 E. Devon, Ste. 250, Des Plaines, IL 60018

Return to: - Grantee
Thomas Christian
Nisha Pillay
2116 N CALIFORNIA Unit 3
Chicago IL 60647

Send Subsequent Tax Bill To: Grantee
Thomas Christian Nisha Pillay
2116 N CALIFORNIA Unit 3
Chicago IL 60647

