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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2114104361 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/21/2021 11:04 AM Pg: 1 of 3

Dec ID 20210401605820
ST/CO Stamp 1-224-929-552 ST Tax \$317.00 CO Tax \$158.50
City Stamp 0-151-187-728 City Tax: \$3,328.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Donna Sullivan, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Nikhil Pande, a unmarried person, of 1914 Morning Song Court Unit 202, Schaumburg, IL 60194, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

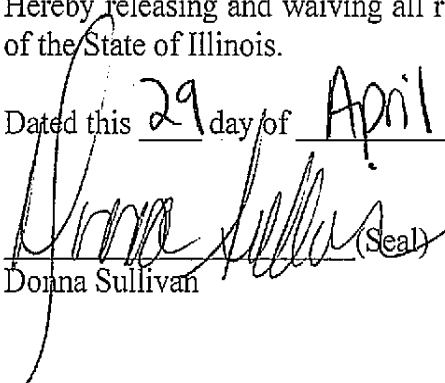
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 17-09-127-039-1477 and 17-09-127-039-1371
Property Address: 435 West Erie Street Unit 1706 & P-518, Chicago, IL 60654

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29 day of April, 2021.


Donna Sullivan (Seal)

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		18-May-2021
COUNTY:	ILLINOIS:	158.50
TOTAL:		317.00
17-09-127-039-1477 20210401605820 1-224-929-552		475.50

REAL ESTATE TRANSFER TAX		18-May-2021
CHICAGO:		2,377.50
CTA:		951.00
TOTAL:		3,328.50 *
17-09-127-039-1477 20210401605820 0-151-187-728		
* Total does not include any applicable penalty or interest due.		

BW210506708 1 of 2

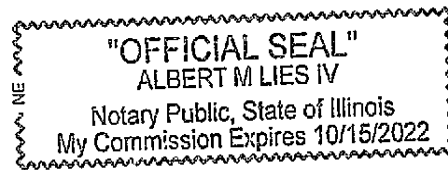
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STATE OF IL)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Donna Sullivan personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29 day of April, 2021.

Albert M. Lies IV
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Office of David Frank
1211 Landwehr Road
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Nikhil Pande
455 West Erie Street Unit 1706 & P-518
Chicago, IL 60654

Property of Cook County Clerk's Office

BW21056708

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Exhibit A

UNIT 1706 AND PARKING SPACE P518 IN THE ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT OF THE DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT NUMBER 97719736.

PIN: 17-09-127-039-1477, 17-09-127-039-1371

For Informational Purposes only: 435 West Erie Street, Unit 1706, Chicago, IL 60654

Property of Cook County Clerk's Office