

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#. 2119320148 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2021 08:46 AM Pg: 1 of 2

Mail to:

Gardi + Haught
939 N Plum Grove Rd
Ste C
Schaumburg IL 60073

Dec ID 20210601680623
ST/CO Stamp 1-709-266-192 ST Tax \$120.00 CO Tax \$60.00
City Stamp 2-113-318-160 City Tax: \$1,260.00

Name & address of taxpayer:

Harsh Patel
233 E. Erie St. Unit 1809
Chicago, IL 60611

THE GRANTOR(S) Rahul Nayyar, married
of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS
and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Harsh Patel, _____, of Chicago IL
(address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1809 together with its undivided percentage interest in the common elements in the Streeterville Center Condominium as delineated and defined in the declaration recorded as Document No. 26017897, in the Northwest 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Lot 25 of the right to maintain party walls as established by agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892 as Document No. 1715549 on that part of Lot 25 and 26 in Kinzie's addition aforesaid occupied by the West 1/2 of the party wall, in Cook County, Illinois.

Parcel 3: Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 26017894 for ingress and egress, all in Cook County, Illinois.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

**This property is not homestead property as to the Seller wife*

Permanent index number(s) 17-10-203-027-1099

Property address: 233 E. Erie St. Unit 1809, Chicago, IL 60611

DATED this 21 day of June, 2021.

Rahul Nayyar

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State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rahul Nayyar



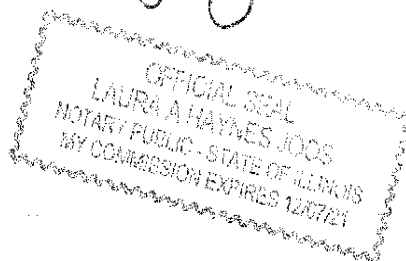
personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of June, 2021.

Commission expires

Notary

Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**

Blake A. Rosenberg
Attorney at Law
1300 Iroquois Avenue, Ste. 210
Naperville, IL 60563