

WARRANTY DEED

Doc#. 2119521056 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/14/2021 07:58 AM Pg: 1 of 3

THE GRANTORS,
Hatim Barma and Sophie Khokhawalla, husband
and wife
of

Dec ID 20210701690153
ST/CO Stamp 0-203-185-424
City Stamp 0-701-127-952

1814 West August Avenue Unit 2

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEEES

Reserved Space Inc., of
2501 Chatham Rd Suite R
Springfield IL 62704

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


PARCEL 1: UNIT 301 AND PARKING P-18 IN THE 1001 MADISON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PROPERTY AND SPACE LYING BELOW A CERTAIN HORIZONTAL PLANE LOCATED 61.63 FEET ABOVE CHICAGO CITY DATUM WHICH IS CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THOSE PARTS OF LOTS 1 THROUGH 9, INCLUSIVE AND TAKEN AS A SINGLE TRACT, IN EDWARD K. ROGER'S SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEE'S SUBDIVISION, OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AFORESAID IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1001 MADISON CONDOMINIUM ASSOCIATION, RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021203593 AND AMENDED BY DOCUMENT 0030112764, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-41, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0021203593.

Permanent Index Number: 17-17-203-030-1016 and 17-17-203-030-1063
Property Address: 1001 W. Madison Street Unit 301, Chicago, IL 60607

to have and to hold said premises forever.

SUBJECT TO: General Real Estate Taxes for the second installment of 2020 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 1st day of June, 2021.



Hatim Barma (SEAL)



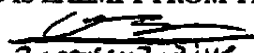
Sophie Khokhawalla (SEAL)

MAIL TO:
Hatim Barma
1814 W Augusta Blvd Unit 2
Chicago IL 60622

SEND SUBSEQUENT TAX BILLS TO:
Hatim Barma
1814 W Augusta Blvd Unit 2
Chicago IL 60622

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 601, Chicago, IL 60631.

THIS DEED IS EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(e)


Base Representative

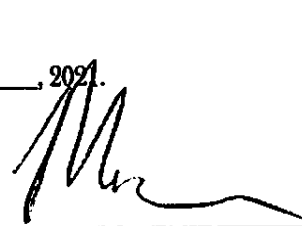
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Hatim Barma, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 1 day of June, 2021.

Commission expires December 20 2022


NOTARY PUBLIC

Place Seal Here

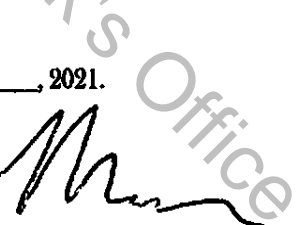


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Sophie Khokhawalla, 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 the said 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 official seal, this 1 day of June, 2021.

Commission expires December 20 2022


NOTARY PUBLIC

Place Seal Here



UNOFFICIAL COPY

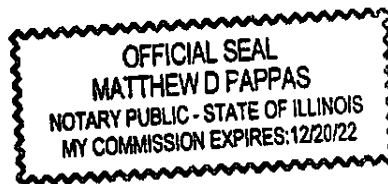
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 1st, 20 21

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said _____
this 1st day of June, 20 21
Notary Public [Signature]

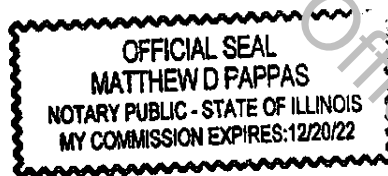


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 1st, 20 21

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 1st day of June, 20 21
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)