

# UNOFFICIAL COPY

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Doc#: 2129441340 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/21/2021 01:38 PM Pg: 1 of 3

**THIS DEED WAS PREPARED BY:**

John Adam Powers  
Brotschul Potts LLC  
30 N LaSalle Street, Suite 1402  
Chicago, Illinois 60602

Dec ID 20210701608821  
ST/CO Stamp 0-961-856-656 ST Tax \$475.00 CO Tax \$237.50  
City Stamp 0-370-246-800 City Tax: \$4,987.50

**AFTER RECORDING MAIL TO:**

Hailey Luckeinger  
Talarico Law Group  
15000 S. Cicero Ave.  
Oak Forest, IL 60452  
708-687-8200

GIT

WARRANTY DEED

THIS INDENTURE, made as of July 19, 2021, from James A. Rooney and Mary M. Rooney, as husband and wife, of Palm Desert, California (collectively, "Grantor"), in favor of CHAPLA AGARWAL and RAJESH AGARWAL of Centennial, Colorado, a married couple, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2021 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.

\*Agarwal

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]



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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNITS 2905, P-187 AND S-47 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN RESIDENCES AT RIVERBEND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020017903, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NOS. 25895261 AND 0020017902, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DEED RECORDED AS DOCUMENT NO. 89134782 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: RECIPROCAL CROSS EASEMENT AS CONTAINED IN SECTION 30 OF THE DECLARATION FOR USE OF AUTOMOBILE SPACES AND ACCESS THERETO OVER THOSE PORTIONS OF THE PARKING UNITS AND THE COMMON ELEMENTS AS DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 00358933 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

### PINS

UNIT 2905: 17-09-306-032-1076

UNIT P-187: 17-09-306-032-1518

UNIT S-47: 17-09-306-032-1143

### ADDRESS

333 N. Canal Street  
Units 2905, P-187, S-47  
Chicago, IL 60606

### SEND PROPERTY TAX BILLS TO:

CHAPLA AGARWAL and RAJESH AGARWAL  
333 N Canal Street, Unit 2905  
Chicago, IL 60606

*and grantees address*

