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410646576 1/2

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 Lucksinger Talarico Law Group 15000 S. Ciccro Ave. Oak Forest, IL 60+52 708-687-8200

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 AGARATE 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, to cure 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 do nand whatsoever, of Grantor, either in law or equity of, in and to the above described plemises, 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.

**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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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

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ACKNOWLEDGEMENT

STATE OF ILLINOIS

) SS COUNTY OF Polype

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James A. Rooney and Mary M. Rooney, appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this I am

x commission expires on

REAL ESTATE TRA	20-Oct-2021	
	CHICAGO:	3,562.50
_	CTA: TOTAL:	1,425.00
17.00.000		4,987.50 *

17-09-306-032-1076 20210701608821 0-370-246-800

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

REAL ESTATE	TRANSFER	TAX	
	a training	00111	20-Oct-2021
	(SEC)	COUNTY:	237,50
		ILLINOIS:	475.00
17-09-306-032	032 1070	TOTAL:	712.50
		20210701608821 ()-961-856-656

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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. FASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NCC. 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 AL - COTTO DOCUMENT NO. 00358933 FOR INGRESS AND EGKESS, ALL IN COOK COUNTY, ILLINOIS.

PINS

UNIT 2905: 17-09-306-032-1076 UNIT P-187: 17-09-306-032-1518 <u>UNIT S-47:</u> 17-09-306-032-1143 ·

ADDRESS

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

, and brankes address SEND PROPERTY TAX BILLS TO:

CHAPLA AGARWAL and RAJESH AGARWAL

333 N Canal Street, Unit 2905

Chicago, IL 60606