

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc#: 2129833583 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2021 04:20 PM Pg: 1 of 4

Dec ID 20211001695636  
ST/CO Stamp 0-845-099-152 ST Tax \$1,887.50 CO Tax \$943.75  
City Stamp 1-147-646-096 City Tax: \$19,818.75

THE GRANTOR, **POGN PROPERTIES LLC**, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to: ANAND J. PATEL AND MAMTA N. PATEL, HUSBAND AND WIFE,  
AS TENANTS BY THE ENTIRETY  
of 2316 SAM SCHOOL ROAD, SOUTHLAKE, TX 76092  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:


*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

Address of Real Estate: UNIT 4N  
**220 S. GREEN ST.**  
**CHICAGO, IL 60607**

Permanent Real Estate Index Number: ~~17-17-221-016-0006~~  
17-17-221-023-1004

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereon affixed, and has caused its name to be signed to these presents by its Manager this 30<sup>th</sup> day of September, 2021.

**POGN PROPERTIES LLC,**  
an Illinois limited liability company

By:   
Its: Manager

Chicago Title

21GSA011289LP R38 1062

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Patrick O'Flaherty, personally known to me to be the Manager of **POGN PROPERTIES LLC**, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30<sup>th</sup> day of September, 20   21.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Mail To:

LISA J. SAUL, ESQ.  
FORDE & O'MEARA LLP  
111 W. WASHINGTON ST., SUITE 1100  
CHICAGO, IL 60602

Name and Address of Taxpayer:

MAMTA N. PATEL  
ANAND J. PATEL  
220 S. Green St.  
Unit   4N    
Chicago, IL 60607

Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 4N IN THE 220 S. GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 1.00 FOOT OF LOT 4; ALSO LOT 5, EXCEPT THE SOUTH 2.01 FEET THEREOF (EXCEPT THE WEST 9 FEET OF SAID LOT TAKEN FOR ALLEY) IN BLOCK 12, IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1836116005 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED **DECEMBER 27, 2018** AS DOCUMENT 1836116005.

PIN(S): 17-17-221-023-1004

Common Address: UNIT 4N  
220 S. GREEN ST.  
CHICAGO, ILLINOIS 60607

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; AND (H) PARTY WALL AGREEMENT RECORDED AS DOCUMENT NUMBER 1807215303 AND PARTY WALL AGREEMENT RECORDED AS DOCUMENT NUMBER 1835413064; (I) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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