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WARRANTY DEED

PT21-76523

MAIL TO:

Prithvi S. Gandhi
210 E. Walton place
Unit C
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Prithvi S. Gandhi and Tanya Menon
210 E. Walton Place, Unit C
Chicago, Illinois 60611

THIS INDENTURE WITNESSETH. That the Grantor, **Benjamin Nortman and Amy Stoken Nortman, husband and wife, of the Village of Winnetka, County of Cook, State of Illinois**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto **Prithvi S. Gandhi, a married man, of the City of Bowling Green, County of Wood, State of Ohio**, all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit A attached hereto and made a part hereof.

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through grantee; all special governmental taxes confirmed and unconfirmed; condominium association declaration and bylaws; and general real estate taxes not due and payable at the time of closing.

Common Address: 210 E. Walton Place, Unit C, Chicago, Illinois 60611

Real Estate Tax Permanent Index No.: 17-03-208-024-1003

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURES ON FOLLOWING PAGE]

Doc#: 2130807695 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/04/2021 12:34 PM Pg: 1 of 3

Dec ID 20211001620504

ST/CO Stamp 1-077-480-592 ST Tax \$1,760.00 CO Tax \$880.00

City Stamp 1-285-360-784 City Tax: \$18,480.00

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[SIGNATURE PAGE TO WARRANTY DEED]

In Witness Whereof, the Grantor aforesaid has executed this Deed as of the 21st day of October, 2021.

[Signature]
Benjamin Nortman

[Signature]
Amy Stoken Nortman

STATE OF ILLINOIS)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Benjamin Nortman, 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 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 notarial seal, this 21st day of October 2021.



[Signature]
Notary Public
My commission expires on 4/9/2022

STATE OF ILLINOIS)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Amy Stoken Nortman, 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 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 notarial seal, this 21st day of October 2021.



[Signature]
Notary Public
My commission expires on 4/9/2022

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit C in the 210 East Walton Condominium, as delineated on the Plat of Survey of the following described parcel of real estate:

A parcel of Land comprised of parts of Lots 35 and 36, together with a part of the East 33 feet of Lot 34, all in Fitsimmons Addition to Chicago, being a Subdivision of part of Block 8 in the Canal Trustees' Subdivision of the South Fractional 1/4 of Fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded on April 7, 1994 as Document No. 94311802, together with its undivided percentage interest in the common elements, as defined and set forth in said Declaration and Survey, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for ingress, egress and access to and over the driveway located on the property West of and adjoining the Land, as created and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded on April 7, 1994 as Document No. 94311800.

Parcel 3:

Easements for the benefit of Parcel 1 for structural support, access to and maintenance and use of common facilities, encroachments, use of the garden area and common walls, floors and ceilings located on the property North of and adjoining the Land, as created and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements recorded on April 7, 1994 as Document No. 94311800.

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NAME AND ADDRESS OF PREPARER: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, Illinois 60062