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760865 1/2
WARRANTY DEED



Doc# 2131329030 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2021 01:47 PM PG: 1 OF 5

This Instrument Prepared by:
James Lowry
454 E. Northwest Highway
Des Plaines, IL 60016

Mail to:
Brittney Sharp
720 S. Dearborn St. Unit 203
Chicago, IL 60605

Name and Address of Tax Payer:
Brittney Sharp
720 S. Dearborn St. Unit 203
Chicago, IL 60605

The grantor, Karun Ahuja, a single man, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, convey and warrant to Brittney Lucille Sharp, a woman, the following described real estate situated in the County of Cook in the State of Illinois: *a married couple*
** Keri Lanemann, assistants*

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART by the Entirety HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple.

Permanent Index Number: 17-16-406-032-1062
Address of Real Estate: 720 S. Dearborn St. Unit 203 Chicago, IL 60605

Dated this 22nd Day of October 2021.

Karun Ahuja



S Y
P 0
S Y-1
SC _____
INT RV

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STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Karun Ahuja, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this date in person, and acknowledged that they signed, sealed and delivered this said instrument as their free and voluntary act, for the uses and Given under my had and official seal, this 22nd day of October 2021.



 Notary Public

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File No: 760865

EXHIBIT "A"

UNIT NUMBER 203 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 13 (EXCEPT THOSE PARTS TAKEN FOR STREET) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO, LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPH E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NUMBER 1211776 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126, AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9 5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OR 3 STORY BRICK BUILDING NOW SITUATED PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2 3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, BEING IN SECTION 16, TOWNSHIP 33 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 MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NUMBER 112533 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 88585732, TOGETHER AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AS DEFINED AND AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Pin: 17-16-406-032-1062

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

03-Nov-2021



CHICAGO:	2,662.50
CTA:	1,065.00
TOTAL:	3,727.50 *

17-16-406-032-1062 | 20211001618274 | 1-960-447-120

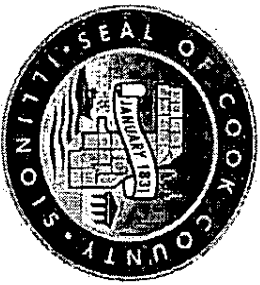
*Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

03-Nov-2021



COUNTY:	177.50
ILLINOIS:	355.00
TOTAL:	532.50

17-16-406-032-1062

20211001618274

1-752-206-480

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