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CT (1092) 216NW0022612M

UNOFFICIAL COPY

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL



Mail to:
Prathamesh Kharkar
16 S. Aberdeen St. #6,
Chicago, IL 60607

Subsequent tax bill to:
Prathamesh Kharkar
16 S. Aberdeen St. #6,
Chicago, IL 60607

Prepared by:
Catherine Hwa, Attorney
2300 N. Barrington Rd, Ste. 400
Hoffman Estates IL 60169

Doc# 2134841002 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 12/14/2021 09:46 AM PG: 1 OF 2

THE GRANTOR: Seller(s), Nalin Dhar, married to Rohini Subramanian, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

Grantee, Prathamesh Kharkar and Sambhavi Krishnamoorthy, married,
of 215 W. Lake St. #1604, Chicago, IL 60606

To have and hold forever as: tenants by the entirety;

all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, so long as they do not interfere with the current use and enjoyment of the property.

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 same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging.

Permanent Index Number: 17-17-201-040-0000
Property Address: 16 S. Aberdeen St. #6, Chicago, IL 60607

Dated this: 11/23/21.

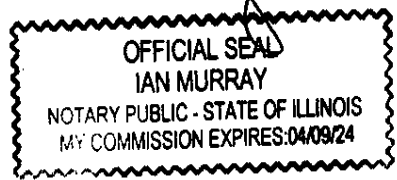
Nalin Dhar (Seal)

Rohini Subramanian (Seal)
For purposes of waiving homestead only

STATE OF ILLINOIS)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Nalin Dhar and Rohini Subramanian personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 11/23/21.

Commission expires: 4/9/24 Notary Public



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LEGAL DESCRIPTION

Order No.: 21GNW002261RM



For APN/Parcel ID(s): 17-17-201-040-0000


PARCEL 1:

THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 88.59 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT 16.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 50.62 FEET TO THE SOUTH LINE OF THE NORTH 50.62 FEET OF SAID TRACT; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST ALONG SAID LINE 16.67 FEET; THENCE NORTH 00 DEGREES 00 SECONDS 00 MINUTES WEST 50.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 172003 AS DOCUMENT 0335103049

REAL ESTATE TRANSFER TAX		03-Dec-2021
	COUNTY:	350.75
	ILLINOIS:	661.50
	TOTAL:	992.25
17-17-201-040-0000 20211101644213 0-447-484-560		

REAL ESTATE TRANSFER TAX		03-Dec-2021
	CHICAGO:	4,961.25
	CTA:	1,984.50
	TOTAL:	6,945.75 *
17-17-201-040-0000 20211101644213 0-843-354-768		

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