

# UNOFFICIAL COPY

Chicago Title

Doc# 2135621326 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/22/2021 01:56 PM Pg: 1 of 3

Dec ID 20211101638793  
ST/CO Stamp 0-612-899-472 ST Tax \$490.00 CO Tax \$245.00  
City Stamp 0-757-373-584 City Tax: \$5,145.00

216ST845002RM 1/2

## WARRANTY DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR Neil Savani, married to Parul Patel of 1322 South Prairie Ave, #1402, Chicago, IL 60605 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Patricia C. Beeson, unmarried woman, of 6346-B Hawk View Court, Alexandria, VA 22312, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-22-110-100-1145 and 17-22-110-100-1387


Property Address: 1322 South Prairie Ave, #1402 (GU-167) Chicago, IL 60605


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

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

# UNOFFICIAL COPY

Dated this 15 day of November, 2021.

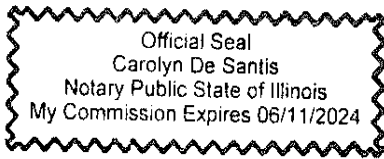
  
\_\_\_\_\_  
Neil Savani


  
\_\_\_\_\_  
Parul Patel

STATE OF ILLINOIS       )  
                                                      )  
                                                      ) SS,  
COUNTY OF COOK       )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Neil Savani and Parul Patel 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 in 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 15 day of November, 2021.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Marie Gross  
Gardi & Haught, Ltd.  
939 Plum Grove Road, Suite C  
Schaumburg, IL 60173

**MAIL TO:**

~~The Law Office of James Zazakis  
3832 N Ashland Ave  
Suite 1S  
Chicago, IL 60625~~

**SEND SUBSEQUENT TAX BILLS TO:**

Patricia C. Beeson  
1322 South Prairie Ave  
#1402  
Chicago, IL 60605

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

**PARCEL ONE:**

UNITS 1402 AND GU-167 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER I RESIDENCES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457530, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL TWO:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN GRANT OF ACCESS EASEMENTS RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457528.

**PARCEL THREE:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 145, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020457530.