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Doc# 2202501015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2022 09:47 AM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Helen Barcham, Esq. Attorney at Law 2400 Ravine Way, #200 Glenview, IL 60025

MAIL REAL ESTATE TAX BILL TO:

Pallav Bharnava and Haritma Chauhan 1322 S. Prairie Ave., Unit 413 Chicago, IL 60605

(Reserved for Recorders Use Only)

THE GRANTOK. Jannifer Niemi, a widow, of 4315 Callum Ct., Cedar Falls, IA 50613, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand pair. CONVEYS AND WARRANTS to Pallav Bhargaya and Haritma S. Chauhan, husband and wife of 201 wigwam Hollow of #507 Macomb Hollow and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

* Haritima

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1322 S. Prairie Avo., Unit 413, Chicago, IL 60605

PIN:

17-22-110-100-1026 & 1367

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE	28-Dec-2021		
		COUNTY:	208.25
	(33.5)	ILLINOIS:	416.50
		TOTAL:	624.75
17-22-110-	100-1026	20211001619005	1-332-525-712

REAL ESTATE TRA	WSFFD TAV	
	CHICAGO:	28-Dec-2021
	CTA;	3,123.75 1,249.50
17-22-110-100-102	TOTAL:	4,373.25 *
100-102	[©]	

Total does not include any applicable penalty or interest due 0-903-789-200

Chicago Title 21CNW744628NB

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DATED this 8th day of December	_, 2021.
Jennifer Nierni	
STATE OF LONG)SS COUNTY OF Black Hank)	
-/×	

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jennifer Niemi, 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 individually acknowledged that she signed and delivered the said 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.

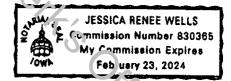
Given under my hand and official seal this

_day of <u>December</u>

Notary Public

NAME AND ADDRESS OF PREPARER:

David Frank Attorney at Law 1211 Landwehr Rd. Northbrook, IL 60062



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LEGAL DESCRIPTION

Order No.: 21CNW764628NB

For APN/Parcel ID(s): 17-22-110-100-1026 and 17-22-110-100-1367

PARCEL 1:

UNIT 413 AND GU-147 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER I RESIDENCES COMDOMINIUMS, 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 2:

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 L'OCUMENT NO. 0020457528.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE STACE S-26, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020457530.