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KAREN A. YARBROUGH

COOK COUNTY CLERK

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

(Reserved for Recorders Use Only)

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 Bhargava and Haritima Chauhan
1322 S. Prairie Ave., Unit 413
Chicago, IL 60605

THE GRANTOR, Jennifer 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 paid, CONVEYS AND WARRANTS to Pallav Bhargava and Haritima S. Chauhan, husband and wife, of 201 Wigwam Hollow Rd # 507 Macomb, IL 61455, to have 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 Ave., 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 TRANSFER TAX		28-Dec-2021	
	COUNTY:	208.25	
	ILLINOIS:	416.50	
	TOTAL:	624.75	
17-22-110-100-1026 20211001619005 1-332-525-712			

REAL ESTATE TRANSFER TAX		28-Dec-2021	
	CHICAGO:	3,123.75	
	CTA:	1,249.50	
	TOTAL:	4,373.25	
17-22-110-100-1026 20211001619005 0-903-789-200			
* Total does not include any applicable penalty or interest due.			

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Chicago Title 21CNW744628NB 1/2
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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 DOCUMENT NO. 0020457528.

PARCEL 3:

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

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