

# UNOFFICIAL COPY

Doc#: 2202640051 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2022 10:40 AM Pg: 1 of 5

Dec ID 20220101693751  
ST/CO Stamp 0-051-574-416 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 0-512-521-872 City Tax: \$3,360.00

## WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

FIDELITY NATIONAL  
TITLE INSURANCE

(The Above Space for Recorder's Use Only)

THE GRANTOR, Joseph A. Arthofer, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Sahil Shah, A single man of 19239 Thornhwaite Ln. Mokena, IL 60448, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-22-110-107-1160 and 17-22-110-107-1319

Property Address: 1515 S. Prairie Ave., Unit 1303, Chicago, IL 60605 and Parking #138

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

FIDELITY NATIONAL TITLE  
OC21035996

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Dated this 11 day of January, 2022

Joseph A. Arthofer (Seal)  
Joseph A. Arthofer

STATE OF Illinois )  
                                      ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph A. Arthofer, 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/she signed, sealed and delivered the instrument as his/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 notarial seal, this 11 day of January, 2022



[Signature]  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY:  
Marneris Law, P.C.  
10661 South Roberts Road, Suite 107  
Palos Hills, IL 60465

**MAIL TO:**

Norgle & O'Leary  
120 S. State St., Ste. 200  
Chicago, IL 60603

**SEND SUBSEQUENT TAX BILLS TO:  
GRANTEES ADDRESS**

**Sahil Shah**  
**1515 S. Prairie Ave., Unit 1303**  
**Chicago, IL 60605**

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<b>COUNTY:</b>	160.00
<b>ILLINOIS:</b>	320.00
<b>TOTAL:</b>	480.00

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<b>CHICAGO:</b>	2,400.00
<b>CTA:</b>	960.00
<b>TOTAL:</b>	3,360.00 *

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Total does not include any applicable penalty or interest due.

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## EXHIBIT A

Order No.: OC21035996

For APN/Parcel ID(s): 17-22-110-107-1160 and 17-22-110-107-1319

For Tax Map ID(s): 17-22-110-107-1160 and 17-22-110-107-1319

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PARCEL 1:

UNIT 1303 AND P-138 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06°00' 21" EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89° 58' 41" EAST 232.93 FEET ALONG SAID EXTENSION, THENCE NORTH 08° 24' 46" WEST 441.78 FEET; THENCE NORTH 89° 58' 341" WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06° 06' 23" EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00° 04' 42" EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00° 01' 19" WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89° 58' 41" EAST 41.72 FEET; THENCE NORTH 00° 01' 19" EAST 198.69 FEET; THENCE NORTH 89° 58' 41" WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030183876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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## EXHIBIT A (continued)

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876.595

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