

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)

Individual 763632 1/2

THE GRANTOR, PARAG DOSHI, AS OFFICER OF SHANTI GLOBAL INC., AND AS TRUSTEE OF THE 130 S. CANAL STREET UNIT 612 LAND TRUST DATED FEBRUARY 5, 2014, of the CITY of CHICAGO, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEYS** and **WARRANTS** to ^{Woman} ADITI KULKARNI, A SINGLE MAN, whose address is 1575 OAK, EVANSTON, IL 60201, the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

Doc# 2206208033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2022 11:00 AM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

SEE ATTACHED

ADDRESS OF PROPERTY: 130 S. CANAL STREET; UNIT 612 CHICAGO, ILLINOIS 60606

PROPERTY INDEX NUMBER: 17-16-108 033-1116

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED 2/16, 2022.

X *Parag Doshi*
SHANTI GLOBAL INC.
A Delaware Corporation
By: PARAG DOSHI, as Officer

X *Parag Doshi*
PARAG DOSHI, AS TRUSTEE

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DO HEREBY CERTIFY** that PARAG DOSHI, personally known to me to be the same person whose name subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 16 day of FEBRUARY 2022.

Aide Feliciano Monette
Notary Public



UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY: The Law Office of Joseph M. Kosteck, 20527 S. LaGrange Rd, Frankfort, IL 60423

MAIL TO:

KATY HART

(NAME)

9349 Forestview
(ADDRESS)

Evanston IL 60203
(CITY, STATE, ZIP)

MAIL SUBSEQUENT TAX BILLS TO:

ADITI KULKARNI

(NAME)

130 S CANAL ST, 612
(ADDRESS)

CHICAGO, IL 60606
(CITY, STATE, ZIP)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Escrow File No.: 763632

EXHIBIT "A"

PARCEL 1: UNIT 612 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN METROPOLITA PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99214670, AS AMENDED FROM TIME TO TIME, IN THE SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE ENJOYMENT AND SUPPORT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT 99214669 OVER, UPON AND UNDER PREMISES DESCRIBED THEREIN.

PARCEL 3: THE EXCLUSIVE RIGH TO THE USE OF PARKING SPACE 67, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99214670.

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-Feb-2022



CHICAGO:

1,818.75

CTA:

727.50

TOTAL:

2,546.25 *

17-16-108-033-1116 | 20220201630502 | 0-665-188-752

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

28-Feb-2022



COUNTY:	121.25
ILLINOIS:	242.50
TOTAL:	363.75

17-16-108-033-1116

| 20220201630502 | 1-648-687-504