

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, Foot & Ankle Health Care Center, Ltd., an Illinois Corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Gelbmann Podiatry, Inc., an Illinois Corporation, all interest in the following described Real Estate situation in the County of Cook, State of Illinois, to wit:

Doc#: 2206239414 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2022 02:40 PM Pg: 1 of 2

Dec ID 20220201634536  
ST/CO Stamp 1-359-070-608 ST Tax \$237.50 CO Tax \$118.75  
City Stamp 0-192-234-896 City Tax: \$2,493.75

### LEGAL DESCRIPTION:

**Chicago Title**  
N165A 376056LP  
UNIT NUMBER 1700-1 IN THE 1700 WEST CHICAGO CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 AND 5 (EXCEPT THAT PART TAKEN FOR WIDENING OF CHICAGO AVENUE) IN BLOCK 22 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021361098; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

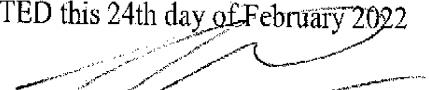
STREET ADDRESS: 1700 West Chicago Avenue, Unit 1, Chicago, Illinois 60622  
PIN: 17-06-438-040-1001

To Have and Hold as SOLE OWNER SUBJECT TO: A) Covenants, Conditions, and Restrictions of Record; B) Private, Public, and Utility Easements, Roads, and Highways; C) General Taxes for the year 2021 and subsequent years; and D) Zoning and Building Restrictions. THIS IS NOT A HOMESTEAD PROPERTY.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

# UNOFFICIAL COPY

DATED this 24th day of February 2022

  
Foot & Ankle Health Care Center, Ltd.  
By: Vadim Goshko, its President

GRANTEES: Gelbmann Podiatry, Inc.

Name of Person Preparing Deed: Rachel Sandler, 53 West Jackson, Suite 1442, Chicago, Illinois 60604

STATE OF ILLINOIS    ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vadim Goshko, 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 24th day of February 2022.



Notary Public: Rachel Sandler  
Commission Expires: 8/17/2025

MAIL TO:

Gelbmann Podiatry  
1440 S Michigan Ave  
Chicago, IL 60605

SEND TAX BILLS TO:

Gelbmann Podiatry  
1440 S Michigan Ave  
Chicago, IL 60605

Notary Public of Cook County Clerk's Office