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Doc#: 2208104296 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2022 01:13 PM Pg: 1 of 6

PREPARED BY:

Michael R. Brancheau
Higgins & Brancheau LLC
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

Dec ID 20220301647691
ST/CO Stamp 0-297-954-704
City Stamp 1-640-131-984

AFTER RECORDED MAIL TO:

Michael R. Brancheau
Higgins & Brancheau LLC
200 West Adams Street
Suite 2220
Chicago, Illinois 60606

PIN: 14-06-102-038-1001

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ARAVIND RAVIKANTHI AND SRIVALLI RAVIKANTHI ("Grantor"), do hereby CONVEY and WARRANT to 6311 OAKLEY 1 CHICAGO LLC, an Illinois limited liability company ("Grantee"), and its successors and assigns, FOREVER, the real property located at 6311 North Oakley Avenue, Unit 1, Chicago, County of Cook, State of Illinois, and more particularly described in Exhibit A attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in any wise appertaining to the same, subject solely to the matters of record.

SUBJECT TO, general real estate taxes not yet due or payable at the time of closing, covenants, conditions and restrictions of record, and building lines and easements and all applicable laws and ordinances.

[signatures on the following page]

Exempt pursuant to the provisions
of 35 ILCS 200/31-45(e)

FIRST AMERICAN TITLE
FILE # 3130194

acwm

Michael R. Brancheau
Michael R. Brancheau, Agent for
Grantor

Accommodation recording only;
document not reviewed and
no insurance provided

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IN WITNESS WHEREOF, the undersigned hereby executes this Warranty Deed as of February 22, 2022.

GRANTOR:

By: [Signature]
Name: Aravind Ravikanthi

By: [Signature]
Name: Srivalli Ravikanthi

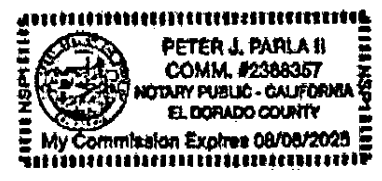
STATE OF ILLINOIS)
EL DORADO) SS.
COUNTY OF COOK)

On February 22, 2022, before me, Peter J Parla II, a Notary Public in and for said County and State, personally appeared Aravind Ravikanthi, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 08-01-2025

{SEAL}



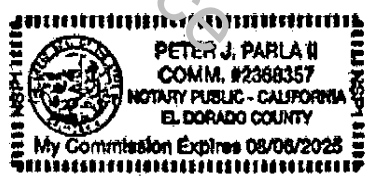
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On February 22nd, 2022, before me, Peter J Parla II, a Notary Public in and for said County and State, personally appeared Srivalli Ravikanthi, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 08-06-2025

{SEAL}



SEND SUBSEQUENT TAX BILLS TO:
6311 Oakley 1 Chicago LLC
276 Tobrurry Way
Folsom, California 95630

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 6311 NORTH OAKLEY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN BLOCK 3 IN WM L. WALLEN'S RESUBDIVISION OF THE VACATED WM L. WALLEN'S FABER ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1917 IN BOOK 148 OF PLATS, PAGE 37 AS DOCUMENT 6058897, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0021297668 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 & STORAGE SPACE S-1, AS LIMITED COMMON ELEMENT ASSIGNED BY THE ASSOCIATION AS SET FORTH IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 002127668.

Permanent Index Number: 14-06-102-038-1001

Commonly Known As: 6311 N. Oakley Avenue, Unit 1, Chicago, Illinois 60659

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of its knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 22, 2022

By: [Signature]
Name: Aravind Ravikanth

By: [Signature]
Name: Srivalli Ravikanthi

Subscribed and sworn to before me by the said Grantor this ___ day of February, 2022

(SEAL) SEE ATTACHED CA Jurat

Notary Public
My Commission Expires: _____

The Grantee or its agent affirms that, to the best of its knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: February 22, 2022

6311 OAKLEY I CHICAGO LLC
an Illinois limited liability company

By: Chicago North South LLC
an Illinois limited liability company
its Manager

By: [Signature]
Name: Aravind Ravikanth
Its: Manager

Subscribed and sworn to before me by the said Grantee this ___ day of February, 2022.

SEE ATTACHED CA Jurat

Notary Public
My Commission Expires: _____

(SEAL)

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.
(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY



Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of EL DORADO

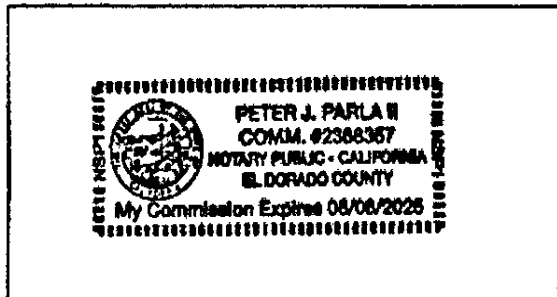
Subscribed and sworn to (or affirmed) before me on this 22nd

day of FEBRUARY 2022, by ARAVIND RAVIKANTHI and Srivalli Ravikanthi

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature



[Handwritten Signature]

Description of Attached Document

Type or Title of Document

Statement by grantor and grantee

Document Date

2-22-2022

Number of Pages

ONE

Signer(s) Other Than Named Above

Aravind Ravikanthi

UNOFFICIAL COPY



Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

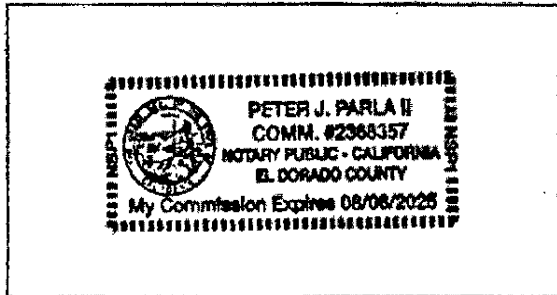
Subscribed and sworn to (or affirmed) before me on this 22nd

day of February, 2022 by Aravind Ravikanthi

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature



Property of Cook County Clerk's Office

Description of Attached Document

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Statement by grantor and grantee

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2-22-2022

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Aravind Ravikanthi and Srivalli Ravikanthi