



\*2214457058D\*

Doc# 2214457058 Fee \$88.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/24/2022 03:07 PM PG: 1 OF 6

## WARRANTY DEED

PT22-82184 2/3

The Grantors, **RAEES EBRAHIM AND NIDA SHEKHANI, CO-TRUSTEES OF THE RAEES EBRAHIM AND NIDA SHEKHANI LIVING TRUST DATED MAY 20, 2020**, married to each other, of the City of Chicago, County of Cook, and State of Illinois, for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY and WARRANT to: HEMANT RAJ MUTNEJA and SHILPA ARORA**, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety, whose address is 1255 South Michigan Avenue, Apartment 2508, Chicago, Illinois 60605, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

(ABOVE SPACE FOR RECORDER'S USE ONLY)

### PARCEL 1:

UNIT 1 IN THE 1045 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 25.00 FEET OF THE WEST 100.58 FEET OF THE NORTH 116.67 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE EAST 26.64 FEET OF THE WEST 106.56 FEET OF AFORESAID LOT 2 IN ASSESSOR'S SUBDIVISION OF BLOCK 13 EXCEPTING THEREFROM THE NORTH 116.67 FEET THERE AND ALSO EXCEPTING THE SOUTH 12.00 FEET OF SAID LOT 2; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0631815106, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4 AND P-5, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0631815106.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005, AS DOCUMENT NUMBER 0505439109, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

# UNOFFICIAL COPY

*Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.*

Permanent Real Estate Index Number: 17-17-211-044-1001

Commonly Known As: 1045 W. Monroe St., Unit 1  
Chicago, IL 60607

Property of Cook County Clerk's Office

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.  
SIGNATURE PAGES FOLLOW.**



# UNOFFICIAL COPY

Dated this 25 day of April, 2022.

NS

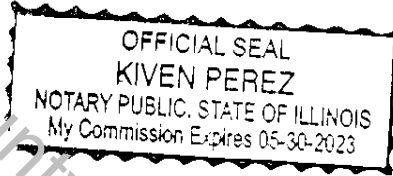
NIDA SHEKHANI, CO-TRUSTEE OF THE RAEES EBRAHIM AND  
NIDA SHEKHANI LIVING TRUST DATED MAY 20, 2020

*By executing this deed, NIDA SHEKHANI does so solely for the purpose of waiving any homestead right she may have in the above-described property and does not incur any personal liability hereunder.*

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NIDA SHEKHANI, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal  
this 25 day of April, 2022.



[Signature]  
Notary Public

This instrument was prepared by:

GAEL MORRIS  
LAWRENCE & MORRIS  
2835 N. SHEFFIELD AVE., STE. 232  
CHICAGO, IL 60657-9213

Mail Tax Bill To:

Hemant R. Mutneja  
Shilpa Arora  
1045 W. Monroe Street #1  
Chicago IL 60607

Mail Recorded Deed To:

John Germanier  
5120 North Street #1  
Douglas Grove IL 60515

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**REAL ESTATE TRANSFER TAX**

04-May-2022



**CHICAGO:**

7,425.00

**ATA:**

2,970.00

**TOTAL:**

10,395.00\*

17-17-211-044-1001 | 20220401600441 | 1-789-474-704

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

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

04-May-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

495.00  
990.00  
1,485.00

Property of Cook County Clerk's Office

17-17-211-044-1001

20220401600441

0-330-053-520