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Doc#. 2214407349 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/24/2022 11:22 AM Pg: 1 of 3

Dec ID 20220401681112

ST/CO Stamp 0-081-821-584 ST Tax \$270.00 CO Tax \$135.00

City Stamp 0-775-667-600 City Tax: \$2,835.00

WARRANTY DEED ILLINOIS STATUTORY

1 of 2
FIRST AMERICAN TITLE
FILE # AF 1022987

THE GRANTORS, KUMAR SWAMINATHAN and LALITA K. SWAMINATHAN, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to SIMON J. CHIU, A Single Man of _____, Illinois, of the County of _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 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, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

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(s): 17-21-414-011-1023 and 17-21-414-011-1110

Address(es) of Real Estate: 1910 S. STATE ST. #303, CHICAGO, IL 60616

Dated this 4th day of MAY, 20 22

[Signature]
KUMAR SWAMINATHAN

[Signature]
LALITA K SWAMINATHAN.

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STATE OF ILLINOIS, COUNTY OF Cook

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KUMAR SWAMINATHAN and LALITA K. SWAMINATHAN personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

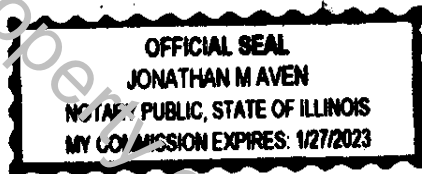
Given under my hand and official seal, this

4th

day of

May

, 20 22



(Notary Public)

Prepared by:

LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:

~~Ms. A.T. ALEXANDRA LEE~~
~~LAW OFFICES OF A.T. ALEXANDRA LEE~~
~~2252 S. CANAL ST. #229~~
~~CHICAGO, IL 60616~~

SIMON J CHIU
1910 S. STATE ST., #303
CHICAGO, IL 60616

Name and Address of Taxpayer: - Grantee's Address

SIMON J. CHIU
1910 S. STATE ST. #303
CHICAGO, IL 60616

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NO. 303 AND G-51 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-21-414-011-1023 (Vol. 511) and 17-21-414-011-1110 (Vol. 511)

Property Address: 1910 S STATE ST, Unit 303, Chicago, Illinois 60616

Property of Cook County Clerk's Office