

# UNOFFICIAL COPY

Doc#: 2215317147 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/02/2022 04:14 PM Pg: 1 of 2

**PREPARED BY:**

Patrick J. Kelly  
The Kelly Law Firm, P.C.  
111 E. Jefferson Ave.  
Naperville, IL 60540

Dec ID 20220501626272

ST/CO Stamp 1-940-176-976 ST Tax \$265.00 CO Tax \$132.50

City Stamp 0-448-643-152 City Tax: \$2,782.50

**MAIL TAX BILL TO:**

Christopher and Shannon Clark  
5445 N Sheridan Road, Unit 3901  
Chicago, IL 60640-7486

**MAIL RECORDED DEED TO:**

Christopher and Shannon Clark  
5445 N Sheridan Road, Unit 3901  
Chicago, IL 60640-7486

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## WARRANTY DEED

### Statutory (Illinois)

**THE GRANTORS, KALAS KUNDIKAR and AKANKSHA KUNDIKAR**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to the **GRANTEES, CHRISTOPHER CLARK and SHANNON CLARK**, husband and wife, of 5445 N Sheridan Road, Unit 604, Chicago, IL 60640, in the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

**Permanent Index Number:** 14-08-203-015-1455

**Common Address of Property:** 5445 N Sheridan Road, Unit 3901, Chicago, IL 60640-7486

**Legal Description of Property:**

UNIT NUMBER 3901 IN 5445 EDGEWATER PLAZA AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINE) OF SAID EAST FRACTIONAL HALF OF THE NORTH EAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTH EAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1969 AND KNOWN AS TRUST NUMBER 27801, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24267313, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

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SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2021, 2022, and subsequent years, building lines and easements, if any. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

(Anil)  
Kailas Kundikar

Date: 05/17/2022

State of Illinois )  
County of COOK ) ss

(Akanksha)  
Akanksha Kundikar

Date: 05/17/2022

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kailas Kundikar and Akanksha Kundikar personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument, as his 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 notarial seal, this 17<sup>th</sup> day of May, 2022.

**"OFFICIAL SEAL"**  
ANIL R SHAH

Notary Public, State of Illinois  
My Commission Expires 11/14/2028

(Anil R. Shah)  
Notary Public

**EXHIBIT A - DESCRIPTION OF PROPERTY**

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