UNOFFICIAL CC

WARRANTY DEED 1/2 14/1 988

THE GRANTOR, 1437 NORTH CALIFORNIA LLC, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Doc#. 2219233416 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/11/2022 04:09 PM Pg: 1 of 3

Dec ID 20220601655838

ST/CO Stamp 1-216-111-696 ST Tax \$631.00 CO Tax \$315.50

City Stamp 0-448-554-064 City Tax: \$6,625.50

VINAYAK NARAYANA and RESHMA NARAYANA

of Chicago, Illinois

the following described Real Estate situated in the	County of Cook in the State of ILLINOIS, to-
wit (See reverse side for legal description) hereby	
virtue of the Homestead Exemption Laws of the S	
said premises as fronts he which	
forever. SUBJECT TO: General Real Listate Ta	
setback lines, easements for public utilities. Fin	1 • • • • • • •
record.	is, covenants, conditions, and restrictions of
record.	
Property Index Number(s): 16-01-208-006-0000	, 16-01-208-047-0000 (underlying PIN)
- ,	VIA AVE., UNIT 2, Parking P-1, CHICAGO,
IL 60622	111111111, 5,411 2, 1 diking 1 1, 011101100,
Dated this 21 day of	me 2022
duy of	, EQLE,
(do fermen	T'_
Ciarjeguice	3,
ALEX TROX ANOVSKY, Manager	
V	
STATE OF ILLINOIS }	
}SS.	

COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALEX TROYANOVSKY, 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 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 official seal, this 21 day of 12022.

"OFFICIAL SEAL" **DMITRIY MELESHKO**

Notary Public, State of Illinois My Commission Expires 12/12/2022 DUNTARY PUBLIC

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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook. Illinois 60062

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:

AFTER RECORDING AND

Send subsequent tax bill tc.

VINAYAK NARAYANA and RESHMA NARAYANA

NARAYANA
1439 N California Auc, # 20-1
Chroso IL 60622

SOM CO

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DF SCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES 13 ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN,

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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Exhibit "A" Legal Description

PARCEL 1:

UNIT NO. 2 AND PARKING SPACE P-1, IN 1439 CALIFORNIA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 40 IN BLOCK 5 IN H.M. THOMPSON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 06/29/2022, AS DOCUMENT NO. 2218022036, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF ROOF TOP AREA "B1" AND "B2"; LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 2218022036, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE DECLARATION OF EASEMENT RECORDED FEBRUARY 11, 2021 AS DOCUMENT NUMBER 2104222016, COOK COUNTY, ILLINOIS

Legal Description