



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY**

# UNOFFICIAL COPY

Doc#: 2224318195 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2022 11:38 AM Pg: 1 of 3

Dec ID 20220801625188  
ST/CO Stamp 0-187-918-928 ST Tax \$15.00 CO Tax \$7.50  
City Stamp 0-861-366-864 City Tax: \$157.50

THE GRANTOR(S), **Intercoastal Equity, LLC**, of the City of Atlanta, County of FULTON, State of GEORGIA for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrants to **ROBERT LIN KOK LAM AND SALLY LAM, AS TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

~~Unit P-49 in Burnham Station Condominium as delineated on and defined on the Plat of Survey on the following described Parcel of real estate: that part of Blocks 32 and 33 in Assessor's Second Division of the East Fractional Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian described as follows: commencing at the Southwest corner of Block 33 in Assessor's Second Division, said Southwest corner Deeded as being 205.3 feet North of the South line of the Northeast 1/4 of said Section 21; said West line of Block 33 bears North 00 degrees, 09 minutes, 20 seconds, thence North 90 degrees East 14.74 feet; thence North 00 degrees East, 14.35 feet to the point of beginning; thence North 89 degrees, 56 minutes, 39 seconds East, 82.0 feet; thence North 00 degrees, 3 minutes, 21 seconds West, 242.0 feet, thence South 89 degrees, 56 minutes, 21 seconds East, 242.00 feet to the point of beginning in Cook County, Illinois~~

*See Legal Description Attached as Exhibit A R.M*

**SUBJECT TO:** Covenants, conditions, restrictions of record; private, public and utility easements and road and highways, if any; party wall rights and agreements; general taxes not currently due and payable; and subsequent years and any taxes which may accrue by reason of new additional improvements

Permanent Real Estate Index Number(s): 17-21-210-139-1121  
Address(s) of Real Estate: 61 W 15<sup>th</sup> Street, PU 49, Chicago, Illinois 60605

Dated this 24<sup>th</sup> day of August, 2022

**INTERCOASTAL EQUITY, LLC**

By: *Ravi Malik*  
Ravi Malik, Managing Member

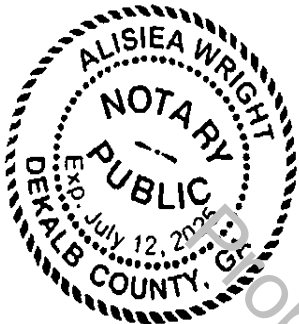
Cook County Clerk's Office

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STATE OF GEORGIA, COUNTY OF DEKALB ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY that Ravi Mallik 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 24<sup>th</sup> day of August 2022



[Signature]  
(Notary Public)

Prepared By: **Kari Harrison**  
80 MAIN STREET, SUITE A  
SUGAR GROVE, ILLINOIS 60554

Mail To:

OWNERS OF RECORD

Robert Lam and Sally Lam  
61 W. 15th St., Unit 215  
Chicago, IL, 60605  
Name & Address of Taxpayer:

OWNERS OF RECORD

Robert Lam and Sally Lam  
61 W. 15th Street, Unit 215  
Chicago, IL. 60605

Property of Cook County Clerk's Office

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**EXHIBIT A**

RM

**LEGAL DESCRIPTION****Parcel 1:**

Unit P-49 in Burnham Station Condominium as delineated on and defined on the Plat of survey of the following described Parcel of real estate: that part of Blocks 32 and 33 in Assessor's Second Division of the East Fractional Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian described as follows: commencing at the Southwest corner of Block 33 in Assessor's Second Division, said Southwest corner Deeded as being 205.30 feet North of the South line of the Northeast 1/4 of said Section 21; said West line of Block 33 bears North 00 degrees, 05 minutes, 20 seconds; thence North 90 degrees East 14.74 feet; thence North 00 degrees East 14.35 feet to the point of beginning; thence North 89 degrees, 56 minutes, 39 seconds East, 82.0 feet; thence North 00 degrees, 3 minutes, 21 seconds West, 242.0 feet; thence South 89 degrees, 56 minutes, 21 seconds East, 242.0 feet to the point of beginning in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium dated March 7, 2000 as Document Number 00159774, and as amended from time to time, together with its undivided interest in the common elements.

**Parcel 2:**

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Easements, Restrictions, and Covenants for Burnham Station Master Association recorded August 25, 1999 as Document Number 99611483, as amended from time to time.

PIN: 17-21-210-139-1121

Property Address: 61 W. 15<sup>th</sup> Street, PU-49, Chicago, Illinois 60605