

UNOFFICIAL COPY

1768104 162KJK

WARRANTY DEED Individual to Individual

Doc#: 2224907582 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 11:58 AM Pg: 1 of 3

After Recording Mail to:

Barry M. Rosenbloom
1411 McHenry Rd
Suite 125
Buffalo Grove, IL 60089

Dec ID 20220801605069
ST/CO Stamp 1-948-555-856 ST Tax \$463.00 CO Tax \$231.50
City Stamp 1-516-673-616 City Tax: \$5,131.75

Name & Address of Taxpayer:

Akshit Arora
195 N. Harbor Dr. #805
Chicago, IL 60601

WARRANTY DEED

THE GRANTOR, **Basavaraj K. Haralenne**, a married person, whose address is 195 N. Harbor Drive, #1603, Chicago, IL 60601 in the County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEE, **Akshit Arora**, a single person, whose address is 195 N. Harbor Dr., #805, Chicago, IL 60601, in the County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See Exhibit A attached hereto and incorporated by reference herein;

PDN: 17-10-401-014-1060;

Common Address: 195 N. Harbor Dr., #805, Chicago, IL 60601

This is not homestead property.

Dated this 9th day of August, 2022

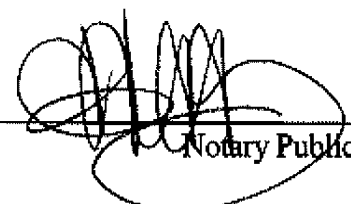
Basavaraj K. Haralenne
Basavaraj K. Haralenne

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Basavaraj K. Haralenne** 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 foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my name and notarial seal this 9th day of August, 2022.



Notary Public


NOTARY SEAL HERE



My commission expires: 5/7/24



NAME AND ADDRESS OF PREPARER:

Jeffrey M. Weston
Attorney at Law
900 Skokie Blvd., Suite 106
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX		02-Sep-2022
	CHICAGO:	3,472.50
	CTA:	1,389.00
	TOTAL:	4,861.50 *

REAL ESTATE TRANSFER TAX		02-Sep-2022
	COUNTY:	231.50
	ILLINOIS:	463.00
	TOTAL:	694.50

17-10-401-014-1060 | 20220801605069 | 1-516-673-616
* Total does not include any applicable penalty or interest due.

17-10-401-014-1060 | 20220801605069 | 1-948-555-856

Exhibit A - Legal Description

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Parcel 1:

Unit 805 in the ParkShore Condominium as delineated and defined on the Plat of Survey of the following described Parcel of real estate: That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at the North East corner of Parcel "A" as located and defined in the Plat of "Lake Front Plaza" Subdivision (being a Subdivision recorded in the Recorder's Office of Cook County, Illinois on April 30, 1962 as Document Number 18461961) and running thence North along a Northward extension of the East line of said Parcel "A" (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of dedication recorded in said Recorder's Office on March 14, 1979 as Document Number 24879730) a distance of 176.195 feet; thence East along a line perpendicular to the last described course a distance of 235.083 feet to the point of beginning at the North West corner of the hereinafter described Parcel of land; thence continuing along the last described perpendicular line a distance of 189.959 feet to an intersection with the Westerly line of North Lake Shore Drive, as said North Lake Shore Drive was dedicated by an Instrument recorded in the Recorder's Office on March 14, 1979 as Document Number 24879733; thence Southwardly along said West line of North Lake Shore Drive, a distance of 146.790 feet; thence continuing Southwardly along said West line of North Lake Shore Drive, said West line being here an arc of a circle, concave Westerly and having a radius of 2854.789 feet, an arc distance of 85.093 feet to the North East corner of Block 2 of Harbor Point Unit 1, a Subdivision recorded in said Recorder's Office on December 13, 1974 as Document Number 22935649; thence West along the North line of said Block 2, a distance of 169.878 feet to an intersection with a line which is 235.083 feet East of and parallel with the Northward extension of the East line of Parcel "A" in "Lake Front Plaza" Subdivision aforesaid; thence North along the last described parallel line (said parallel line being perpendicular to said North line of Block 2 in Harbor Point Unit Number 1) a distance of 231.00 feet to the point of beginning, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration of Condominium recorded June 27, 1995, as Document Number 95414356, as amended from time to time, together with its undivided percentage interest in the Common Elements.

Parcel 2:

A Non-exclusive Easement for the benefit of Parcel 1 solely for Vehicular and Pedestrian Ingress and Egress over and across certain improved portions of the existing Garage; existing ramps and existing adjacent areas now located on the property commonly known as 175 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the Amended and Restated Grant of Easements dated August 29, 1989 and recorded on September 1, 1989 as Document 89410952, in Cook County, Illinois.

Parcel 3:

A Non-exclusive Easement for the benefit of Parcel 1 solely for utility purposes and vehicular and pedestrian access under and across the property North of and adjacent to the properties commonly known as 175 and 195 North Harbor Drive, Chicago, Illinois pursuant to the terms, conditions and reservations contained in the Amended and Restated Grant of Easements dated August 29, 1989 and recorded on September 1, 1989 as Document Number 89410952, which Easement Area is described as follows: Utility, Vehicular and Pedestrian access Easement, that part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being the whole of the South West fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago city datum and lying within the boundaries, projected vertically, upward and downward from the surface of the earth of said Parcel which is bounded and described as follows:

Commencing at the North East corner of Parcel "A" in the Plat of "Lake Front Plaza" Subdivision (being a Subdivision recorded in the Recorder's Office of Cook County, Illinois, on the 30th day of April 1962, in Book 615 of Plats of pages 4 to 9, inclusive, as Document Number 18461961), and running thence North along the Northward extension of the East line of Parcel "A", (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of Dedication recorded in said Recorder's Office on the 14th day of March, 1979 as Document Number 24879730), a distance of 176.195 feet; thence Eastwardly along a line perpendicular to the last described line, a distance of 66.00 feet to the point of beginning of said Parcel of land; thence Northwardly along a line which is 66.00 feet East of and parallel with said Northward extension of the East line of Parcel "A", a distance of 30.00 feet; thence Eastward along a line perpendicular to said Northward extension of the East line of Parcel "A", a distance of 322.16 feet; thence Southwardly along a line perpendicular to the last described course a distance of 30.00 feet to an intersection with a line which is 231.00 feet, measured perpendicularly, North of and parallel to the North line of Block 2 in Harbor Point Unit Number 1, according to the plat thereof recorded on December 31, 1974 as Document Number 22935649; thence Westwardly along a line perpendicular to the last described course a distance of 322.16 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Valet Parking Right for one (1) passenger vehicle as created by and described in the Declaration aforesaid, recorded as Document 95414356, as amended from time to time.