

# UNOFFICIAL COPY

Doc#: 2228546038 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/12/2022 10:36 AM Pg: 1 of 3

PT22-86537 1/2  
**WARRANTY DEED  
ILLINOIS STATUTORY**

Dec ID 20220901636513  
ST/CO Stamp 0-451-188-304 ST Tax \$1,000.00 CO Tax \$500.00  
City Stamp 1-778-095-696 City Tax: \$10,500.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Eric Nelson and Lisa Nelson, a married couple, of 1230 West Melrose Street, Unit 1, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Monal Patel, a ~~unmarried man~~<sup>single woman</sup>, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-20-327-050-1001

Property Address: 1230 West Melrose Street, Unit 1, Chicago, IL 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**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.



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## EXHIBIT A LEGAL DESCRIPTION

**Parcel 1:**

Unit 1 in the 1230 West Melrose Condominium, as delineated on a survey of the following described real estate:

Lot 43 in John P. Altgeld's Subdivision of the East 1/2 of the Southwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, lying East of the Easterly line of right of way of Chicago and Evanston Railroad, in Cook County, Illinois;

Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 22, 2012 as document number 1217418000, as amended from time to time, together with its undivided percentage interest in the common elements.

**Parcel 2:**

The exclusive right to the use of Parking Space number P-1 and Garage Roof, limited common elements, ("LCE's"), as delineated on the Plat of Survey, and the rights and easements for the benefit of the Unit 1 as set forth in the Declaration; the grantor reserves to itself, its successors and assigns, the rights and easements as set forth in the Declaration for the remaining Land described therein.

14-20-327-050-1001