

UNOFFICIAL COPY

Doc#: 2231149191 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2022 02:03 PM Pg: 1 of 5

WARRANTY DEED

ILLINOIS
LLC TO
TRUST

Dec ID 20221001677344
ST/CO Stamp 1-107-487-056 ST Tax \$25.00 CO Tax \$12.50
City Stamp 1-286-347-088 City Tax: \$262.50

142175

Above Space for Recorder's Use Only

THE GRANTORS JRPZ, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to,

NINA A. MONTELIONE, AS TRUSTEE, OF THE NINA A. MONTELIONE REVOCABLE TRUST U/T/A/ DTD DEC. 16TH 2008.

the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining; and TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth. And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 17-09-126-022-1241

Address of Real Estate: 600 N. KINGSBURY ST. P-513, CHICAGO, IL 60654

The date of this deed of conveyance is OCT. 22, 2022

JRPZ, LLC, AN ILLINOIS LIMITED
LIABILITY COMPANY


JRPZ, LLC, AN ILLINOIS LIMITED
LIABILITY COMPANY

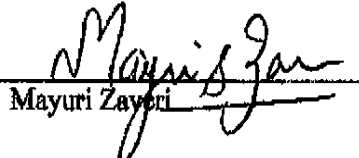
BY: SIDDHA ASSET HOLDING, LLC,
SOLE MEMBER

BY: SIDDHA ASSET HOLDING, LLC,
SOLE MEMBER

BY: SHAILESH ZAVERI,
MANAGER AND MEMBER OF
SIDDHA ASSET HOLDING, LLC

BY: MAYURI ZAVERI,
MANAGER AND MEMBER,
OF SIDDHA ASSET HOLDING, LLC


Shailesh Zaveri


Mayuri Zaveri

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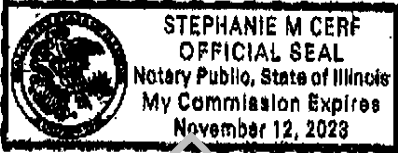
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shallesh Zaveri and Mayuri Zaveri, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 11-12-23)

Given under my hand and official seal. Dated: 10/10/22

[Signature]

Notary Public



LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 17-09-126-022-1241

Address of Real Estate: 600 N. KINGSBURY ST. P-513, CHICAGO, IL 60654

LEGAL DESCRIPTION ATTACHED.

<p>This instrument was prepared by: Stephanie Carlin Cerf The Carlin Law Group, LLC 750 Tiffany Ct. Antioch, IL. 60002</p>	<p>Send subsequent tax bills to: <i>Nina Montelione</i> <i>600 N. Kingsbury St.</i> <i># 708</i> <i>Chicago IL 60654</i></p>	<p>Recorder-mail recorded document to: <i>Nina Montelione</i> <i>600 N Kingsbury St</i> <i># 708</i> <i>Chicago IL 60654</i></p>
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Exhibit "A" Legal Description

PARCEL A:

PARKING SPACE UNIT P-513 IN PARK PLACE CHICAGO CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH ½ OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY AS MEASURED ALONG SAID DOCK LINE FROM POINT OF INTERSECTION OF SAID DOCK LINE WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH SAID CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M. MCBIRNEY, HIS WIFE TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925, PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Nov-2022



COUNTY:	12.50
ILLINOIS:	25.00
TOTAL:	37.50

17-09-126-022-1241

20221001677344

1-107-487-056

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		07-Nov-2022
CHICAGO:		187.50
CTA:		75.00
TOTAL:		262.50 *



17-09-126-022-1241 | 20221001677344 | 1-286-347-088

* Total does not include any applicable penalty or interest due.