

UNOFFICIAL COPY

Prepared By:

Popovic Law, P.C.
17730 S. Oak Park Avenue, Unit B
Tinley Park, IL 60477

**GRANTEE AND
Send Tax Bill To:**

KLM Chicago LLC
6940 S Dorchester Ave, Unit 1
Chicago, IL 60637



Doc# 2306922080 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2023 03:13 PM PG: 1 OF 2

Mail Originals To:

Law Office of Elias Manzavrakos
1699 Wall Street, Suite 420
Mount Prospect, IL 60056

10/1
#2-153062

WARRANTY DEED

THE GRANTOR, Prasun Srivastava, A Married Man, for and in consideration of \$10.00 dollars in hand paid, CONVEYS AND WARRANTS to THE GRANTEE KLM Chicago LLC, as all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General Taxes for 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 20-23-412-076-1004

Address of Property: 6940 S Dorchester Ave, Unit 1, Chicago, IL 60637

DATED THIS 27th DAY OF February, 2023.

Prasun Srivastava
Prasun Srivastava

REAL ESTATE TRANSFER TAX	10-Mar-2023
CHICAGO:	487.50
CTA:	195.00
TOTAL:	682.50 *

This is not homestead property

20-23-412-076-1004 | 20230301668860 | 1-194-156-240
* Total does not include any applicable penalty or interest due.

State of Illinois, County of Cook, ss.

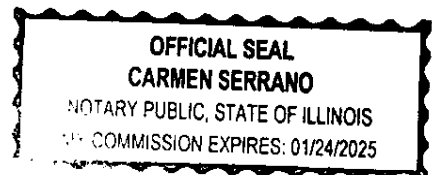
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Prasun Srivastava, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free 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 27th Day of February 2023.

Commission expires: 1-24-25, *Carmen Serrano*
Notary Public

REAL ESTATE TRANSFER TAX	10-Mar-2023
COUNTY:	32.50
ILLINOIS:	65.00
TOTAL:	97.50

20-23-412-076-1004 | 20230301668860 | 0-090-890-448



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Fidelity National Title

Commitment Number: 22-153062-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 6940-1 IN 6940 S. DORCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 38 AND 39 IN BLOCK 2 IN SCAMMON AND DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD (EXCEPT 1 ACRE IN THE NORTHEAST PART THEREOF) RECORDED JUNE 17, 1873 AS DOCUMENT 109423, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 4, 2004 AS DOCUMENT NUMBER 0412534002 AND RE RECORDED JULY 30, 2004 AS DOCUMENT NUMBER 0421218031, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1, LIMITED COMMON ELEMENT.

P.I.N.:
20-23-412-076-1004

C.K.A.: 6940 S. Dorchester Ave Unit 1, Chicago, IL 60637