

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2309629292 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 04:11 PM Pg: 1 of 3

Dec ID 20230301666671
ST/CO Stamp 0-993-753-296 ST Tax \$380.00 CO Tax \$190.00
City Stamp 0-882-047-184 City Tax: \$3,990.00

THIS INDENTURE
WITNESSETH,

Tomasz Strzelczak, a married man
("Grantor"), of City of Chicago,
County of Cook, State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **Varun Vishnubhatia**, a single person, ("Grantee"), whose address is 7104 W. Addison Street, Chicago Illinois 60634, to have and to hold in fee simple, the following described real estate, to wit:

-See Attached Legal Description-

Permanent Index Number: 17-22-301-065-1157 (unit) & 17-22-301-065-1441 (parking)

Commonly known as: 1620 S. Michigan Avenue, Unit 901, Chicago, IL 60616

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if applicable.

SUBJECT TO: (a) covenants, conditions and restrictions of record provided they do not interfere with nor restrict the use of the Property; (b) public and utility easements which do not underlie the improvements located on the Property; and (c) general real estate taxes not yet due and payable at the time of closing.

On the 21 day of MARCH, 2023.

23GNW 9490860K

Chicago Title

SELLER/GRANTOR:


Tomasz Strzelczak


Margaret Rol Vel Rul

(Signing Solely for Release of Homestead)

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State of Illinois)
) SS
County of Cook)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Tomasz Strzelczak and Margaret Rol Vel Rul, 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 and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and Notarial Seal as of the 21 day of MARCH 2023.



M. Chereso
Notary Public

My commission expires 6/12/23


After Recording Mail to:

Send Subsequent Tax Bills to:



Varun Vishnubhatla
1620 S. Michigan Ave, Unit 901
Chicago, IL 60616

Varun Vishnubhatla
1620 S. Michigan Ave, Unit 901
Chicago, IL 60616

This Instrument was prepared by: Law Offices of Anna Shirov Sterk
Whose Address is: 210 S. Clark Street, Suite 2025, Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		05-Apr-2023
	CHICAGO:	2,850.00
	CTA:	1,140.00
	TOTAL:	3,990.00 *

17-22-301-065-1157 | 20230301666671 | 0-882-047-184
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Apr-2023
	COUNTY:	190.00
	ILLINOIS:	380.00
	TOTAL:	570.00

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LEGAL DESCRIPTION

UNITS 901 AND P-194 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 24, 2006 AS DOCUMENT NO. 0623616053 AMENDING THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 0621539044, AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 17-22-301-065-1157 & 17-22-301-065-1441

Commonly known as: 1620 S. Michigan Avenue, Unit 901, Chicago, IL 60616-4371