

UNOFFICIAL COPY

Doc#: 2310113105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 10:07 AM Pg: 1 of 3

PREPARED BY:
Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, Illinois 60602

Dec ID 20230301681620
ST/CO Stamp 1-601-497-296 ST Tax \$545.00 CO Tax \$272.50
City Stamp 0-013-113-552 City Tax: \$5,722.50

AFTER RECORDING, MAIL TO:

~~Piush Kumar *~~
~~100 East Bellevue Pl, 29F~~
~~Chicago, IL 60611~~

WARRANTY DEED

GRANTOR,

BENJAMIN K. MILLER, an
unmarried man, for and in
consideration of the sum of TEN
and NO/100 (\$10.00) DOLLARS
and other good and valuable
consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE(s), PIUSH KUMAR, an ~~unmarried~~ ^{MARRIED} person,
having the current address MIAMI, FLORIDA
all interest 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: Covenants, conditions and restrictions of record; Building lines and
easements; General real estate taxes for the year 2022 and subsequent years;

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

Permanent Index Number: 17-03-202-063-1168

Common Address of Real Property: 100 East Bellevue Place, 29F
Chicago, IL 60611

*Koransky, Bower + Poracky, P.C.
425 Joliet St. #425
Dyer, In 46311

THIS IS NOT HOMESTEAD PROPERTY

After recording mail
subsequent tax bills to:
Piush Kumar
100 East Bellevue Pl,
29F
Chicago, IL 60611

REAL ESTATE TRANSFER TAX	28-Mar-2023
CHICAGO:	4,097.50
CTA:	1,635.00
TOTAL:	5,722.50 *

17-03-202-063-1168 | 20230301681620 | 0-013-113-552

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

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BW23064871

Exhibit A

UNIT 29F, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 1 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH PART OF BLOCKS 3 AND 7 IN CANAL TRUSTEES' SUBDIVISION OF SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 100 BELLEVUE PLACE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 23, 1976 AND KNOWN AS TRUST NUMBER 38985 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23637025, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.)

PIN: 17-03-202-063-1168

For Informational Purposes only: 100 East Bellevue Place, Unit 29F, Chicago, IL 60611

Property of Cook County Clerk's Office