

UNOFFICIAL COPY

Doc#. 2313741016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 09:45 AM Pg: 1 of 3

Dec ID 20230401606394
ST/CO Stamp 1-058-530-000 ST Tax \$515.00 CO Tax \$257.50
City Stamp 1-263-145-680 City Tax: \$5,407.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Maria Karras
24 N. May St., Unit 323
Chicago, IL 60607

MAIL REAL ESTATE TAX BILL TO:

Maria Karras
24 N. May St., Unit 323
Chicago, IL 60607

(Reserved for Recorders Use Only)

CT 236ND 583022 NP 1082

THE GRANTORS: Kevin Pereira and Kanika Mittal, husband and wife, of 24 N. May St., Unit 323, Chicago, IL 60607, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Maria Karras, a single woman**, of Chicago, Illinois, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 24 N. May St., Unit 323, Chicago, IL 60607
PIN: 17-08-443-042-1078

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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DATED this 26th day of April, 2023.

Kevin Pereira

Kevin Pereira

Kanika Mittal

Kanika Mittal

STATE OF Virginia)
)SS
COUNTY OF Loudoun)

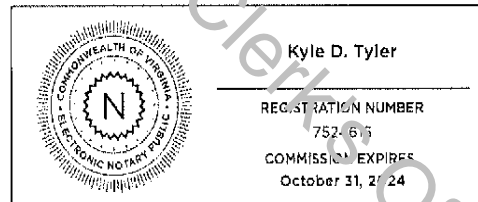
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Kevin Pereira and Kanika Mittal**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their free and 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 26th day of April, 2023.

Kyle D. Tyler
Notary Public

NAME AND ADDRESS OF PREPARER:

Abby Bakos and/or Ronak Maisuria
Attorney at Law
1755 Park St., Suite 200-1070
Naperville, IL 60563



Notarized online using audio-video communication

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LEGAL DESCRIPTION

Order No.: 23GND583022NP

For APN/Parcel ID(s): 17-08-443-042-1078

PARCEL 1:

UNIT NUMBER 323 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98977346, AND ANY AMENDMENTS THERETO, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-74 AND STORAGE SPACE 74, LIMITED TO COMMON ELEMENTS AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346.