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Doc# 2313741165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 02:20 PM Pg: 1 of 3

Dec ID 20230501621876
ST/CO Stamp 0-593-752-784 ST Tax \$440.00 CO Tax \$220.00
City Stamp 0-641-331-920 City Tax: \$4,620.00

--- Above Space For Recorder's Use ---

Warranty Deed

Grantor, **JEFFREY FELDMAN**, a single man, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to Grantee, Nirmalpal S. Sachdev, as Trustee of the **NIRMALPAL S. SACHDEV REVOCABLE TRUST** under agreement dated August 19, 2010, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantee.

PIN #: 14-17-210-025-1001

Address of Real Estate: 4630 N. Kenmore Ave., Unit 1, Chicago, IL 60640

Dated as of the 15th day of May, 2023.



Jeffrey Feldman

23872651-IL 1047

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State of Illinois)
) SS:
 County of Cook)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Jeffrey Feldman, 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 and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11th day of May, 2023.



Daniel R. Hacker

 Notary Public

<p>Mail to:</p> <p>Lisa J. Saul, Esq. 191 N. Wacker Dr, Suite 3100 Chicago, Illinois 60606</p>	<p>Send Tax Bills to:</p> <p>Nirmalpal Sachdev 4630 N. Kenmore Ave., Unit 1 Chicago, IL 60640</p>
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Document Prepared by:

Joel Feldman
 311 North Aberdeen, Suite 300
 Chicago, Illinois 60607

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 4630-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PROMINENT KENMORE HOMES CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0919134077, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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