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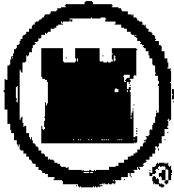
Doc# 2317847046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2023 02:44 PM PG: 1 OF 3



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

THE GRANTOR(S), Henry Sharfaei and Sherry Parsaei, husband and wife, as joint tenants, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Tatvam Choksi of 1210 S Indiana Ave, Apt 311, Chicago, IL 60605 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit: *T. (single man)


SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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.

Permanent Real Estate Index Number(s): ~~17-04-450-043-4735~~ 14-28-318-077-1389



Address of Real Estate: 2650 N. Lakeview Ave., Unit 4110, Chicago, IL 60614-1840

[SIGNATURE ON NEXT PAGE]

REAL ESTATE TRANSFER TAX		26-Jun-2023
	CHICAGO:	6,075.00
	CTA:	2,430.00
	TOTAL:	8,505.00 *

14-28-318-077-1389 | 20230601653535 | 1-734-801-104

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

REAL ESTATE TRANSFER TAX		26-Jun-2023
	COUNTY:	405.00
	ILLINOIS:	810.00
	TOTAL:	1,215.00

14-28-318-077-1389 | 20230601653535 | 2-019-915-472

236804521032P RJS 1062

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Dated this June day of 20 2023

Henry Sharfaei
Henry Sharfaei

Sherry Parsaei
Sherry Parsaei

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Henry Sharfaei and Sherry Parsaei, husband and wife, as joint tenants** personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 20th day of June, 2023

Nicole J. Ferdows
(Notary Public)

Prepared By:

William Lundgren
Zabel Law, LLC
55 W. Monroe St., Ste. 3330
Chicago, IL 60603



Mail To:

Sarah L. Donnellan
Praedium Law Group, LLC
111 W. Jackson Blvd., Ste. 1700
Chicago, IL 60604

Name and Address of Taxpayer:
Tatvam Choksi
2650 N. Lakeview Ave., Unit 4110
Chicago, IL 60614-1840

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EXHIBIT "A"
LEGAL DESCRIPTION

UNIT NUMBER 4110, IN THE 2650 NORTH LAKEVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARCELS OF LAND IN ANDREWS SPAFFORD AND COLEHOUR'S SUBDIVISION OF BLOCKS 1 AND 2 IN OUTLOT OR BLOCK A OF WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25131915, AS AMENDED FROM TIME TO TIME, TOGETHER WIT

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