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Doc# 2318429119 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/03/2023 12:14 PM PG: 1 OF 4

MAIL TO:

Kristen Zaki

2303 S Michigan Avenue, Unit 303

Chicago, IL 60616

[The Above Space for Recorder's Use Only]

WARRANTY DEED
STATUTORY INDIVIDUAL (ILLINOIS)

THE GRANTOR, **Arathi P. Gowda (A SINGLE PERSON)** of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Kristen Zaki, an unmarried woman

As _____ all interest in the following described Real Estate situated in the County of _____ in the State of _____ to wit: hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SEE ATTACHED LEGAL

Permanent Real Estate Index Number(s): 17-27-110-035-1021 and 17-27-110-035-1057

Address of Real Estate: 2303 S Michigan Avenue, Unit #303, Chicago, IL 60616

Dated this 28th day of June, 2023

Arathi P. Gowda
Arathi P. Gowda

THIS IS NOT HOMESTEAD PROPERTY

Chicago Title

2318429119CP

106 2

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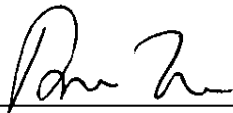
State of Washington, DC
County of — ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

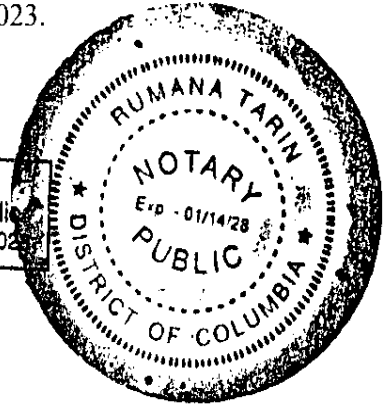
Arathi P. Gowda

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 they signed, sealed, 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 14th day of June, 2023.


Notary Public

RUMANA TARIN
District of Columbia Notary Public
My Commission Expires Jan. 14, 2028



Commission expires: 01/14/2028

This instrument was prepared by DONALD HYUN KIOLBASSA, 203 NORTH LASALLE STREET, SUITE 2100, CHICAGO, IL 60601.

Send Subsequent Tax Bills to:

Kristen Zaki
2303 S. Michigan Avenue, Unit 303
Chicago, IL 60616

REAL ESTATE TRANSFER TAX



17-27-110-035-1021

30-Jun-2023
COUNTY: 147.50
ILLINOIS: 295.00
TOTAL: 442.50

20230601659547 | 0-612-585-168

REAL ESTATE TRANSFER TAX



17-27-110-035-1021

30-Jun-2023
CHICAGO: 2,212.50
CTA: 885.00
TOTAL: 3,097.50 *

20230601659547 | 1-149-456-080
Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

Order No.: 23LS03940LP

For APN/Parcel ID(s): 17-27-110-035-1021 and 17-27-110-035-1057

PARCEL A: UNITS NO'S. 303 AND P-5 IN MOTOR ROW LOFTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1 : THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS:

AS CREATED BY DECLARATION OF PART WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172: ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24 STREET, CONNECTING THE SECOND (2ND), THIRD (3RD), FOURTH (4) AND FIFTH (5) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE;

PARCEL 3: LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

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LEGAL DESCRIPTION

(continued)

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 28, 2008, AS DOCUMENT NUMBER 0811922074, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075.

Property of Cook County Clerk's Office