

# UNOFFICIAL COPY

Doc#: 2318649106 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/05/2023 01:15 PM Pg: 1 of 3

**AFTER RECORDING MAIL TO:**

Stephen Patterson  
Airdo Werwas, LLC  
111 East Wacker Drive, Suite 500  
Chicago IL 60601

Dec ID 20230601656329  
ST/CO Stamp 1-762-307-792 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 2-128-424-656 City Tax: \$4,095.00

**SEND SUBSEQUENT TAX BILLS TO:**

Neha Krishnan  
3175 N. Lincoln Avenue Unit 301  
Chicago, Illinois 60657

Above Space for Recorder's Use Only

*1 f*  
**TRULY** **WARRANTY DEED**  
TITLE (ILLINOIS)  
General

THE GRANTOR, ELIZABETH R. CONLEY, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Conveys and Warrants to GRANTEE, NEHA KRISHNAN, individually, of 2327 West Wolfram, Unit 313, Chicago, Illinois 60618, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

PROPERTY 1: COMMONLY KNOWN AS: 3175 N. LINCOLN AVENUE UNIT 301  
CHICAGO, ILLINOIS 60657

PERMANENT INDEX NUMBERS: 14-29-100-042-1005 (AS TO UNIT 301)

PROPERTY 1: COMMONLY KNOWN AS: 1601 W. SCHOOL STREET, UNIT PU-113  
CHICAGO, ILLINOIS 60657

PERMANENT INDEX NUMBERS: 14-19-426-042-1101 (AS TO UNIT PU-113)

**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.


GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

WARRANTY DEED – CONLEY TO KRISHNAN

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IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 12 day of Jan 2023.

**GRANTOR**



**ELIZABETH R. CONLEY**

STATE OF ILLINOIS )

) SS

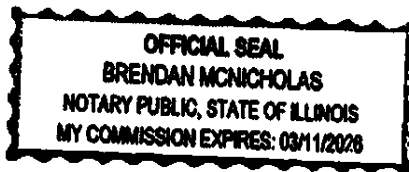
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, ELIZABETH R. CONLEY, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of Jan 2023.

  
NOTARY PUBLIC

Commission Expires: \_\_\_\_\_



**This instrument was prepared by:**  
Law Office of Michael H. Wasserman, P.C.  
105 West Madison Street, Suite 401  
Chicago, Illinois 60602  
(312) 726-1512  
[www.mhwasserman.com](http://www.mhwasserman.com)  
[info@mhwasserman.com](mailto:info@mhwasserman.com)

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## EXHIBIT A – LEGAL DESCRIPTION

### PROPERTY 1:

PARCEL 1: UNIT 301 IN BAYPOINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BAYPOINT CONDOMINIUM SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 39, 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 97318783, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-301, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97318783.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97318782.

### PROPERTY 2:

PARCEL 1: UNIT PU-113 IN TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 3 IN LINCOLN, ASHLAND, BELMONT SUBDIVISION, BEING A RESUBDIVISION OF LAND, PROPERTY SPACE IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95658937, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 95658935 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 95658936.