

UNOFFICIAL COPY

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CT2307W(85672RM)



WARRANTY DEED

AFTER RECORDING MAIL TO:

Harley Rosenthal
Attorney at Law
3700 W. Devon Ave, Suite E
Lincolnwood, IL 60712

Doc# 2319113078 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/10/2023 03:43 PM PG: 1 OF 2

MAIL REAL ESTATE TAX BILL TO:

Manish Kaushal
916 N Larrabee Street
Chicago, IL 60610

THE GRANTOR(S): Thomas Shaer, as trustee of the Thomas Shaer Revocable Trust and Lisa Shelnitz, as trustee of the Lisa Shelnitz Revocable Trust, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Manish KUMAR Kaushal**, an UNMARRIED MAN 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:

PARCEL 1:

UNITS 916-L AND GU2-5 IN THE RIVER VILLAGE TOWNHOMES SOUTH CONDOMINIUMS AS DELINEATED ON A SURVEY OF PART OF BLOCK AND VACATED ALLEYS ADJOINING 94 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081. AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S2-5, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416839081.

Commonly known as: 916 N Larrabee Street, Chicago, IL 60610
PIN: 17-04-322-022-1174 and 17-04-322-022-1205

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; Building lines and easements; General real estate taxes for the year 2022 and subsequent years.

two installment

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DATED this 27 day of June, 2023.

Thomas Shaer
Thomas Shaer, as trustee of the Thomas Shaer Revocable Trust

Lisa Shelnitz
Lisa Shelnitz, as trustee of the Lisa Shelnitz Revocable Trust

STATE OF Illinois)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Thomas Shaer, as trustee of the Thomas Shaer Revocable Trust and Lisa Shelnitz, as trustee of the Lisa Shelnitz Revocable Trust**, 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 27 day of June, 2023.

Megan Mundell
Notary Public

NAME AND ADDRESS OF PREPARER:

Andrew Pearson
AJP Law Firm, LLC
411 E. Business Center Drive, Suite 108
Mount Prospect, IL 60056



REAL ESTATE TRANSFER TAX		06-Jul-2023
CHICAGO:		4,725.00
CTA:		1,890.00
TOTAL:		6,615.00 *



17-04-322-022-1174 | 20230601644869 | 1-947-922-128
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Jul-2023
COUNTY:		315.00
ILLINOIS:		630.00
TOTAL:		945.00



17-04-322-022-1174 | 20230601644869 | 1-847-062-224