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WARRANTY DEED

AFTER RECORDING MAIL TO:

Doc# 2321629008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 09:35 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO: Brij Patel

1629 S. Prairie A.va., Unit 2106 Chicago, IL 60615

THE GRANTOR: Maria Faula Spada, divorced and not since remarried, of 1629 S. Prairie Ave., Unit 2106, Chicago, I 66316, 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 Brij Patel, A SINGLE MAN, of 225 S. Sangamon, Chicago, IL 60607, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1629 S. Prairie Ave., Unit 2106, Chicago, IL 60616

PIN:

17-22-304-092-1160 and 17 22-304-092-1402

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Declaration of Condominium and all amendments; including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; provided, however, that none of the foregoing covenants, restrictions and conditions or easements prevent the use of the Premises as a residence; 2nd installment of general real estate taxes for 2022 and subsequent years; and acts done or suffered by or through Crantee.

REAL ESTATE TRANSFER TAX CHICAGO:		02-Aug-2023
		3,787.50
25	CTA:	1,515.00
	TOTAL:	5,302.50 *
17-22-304-092-1160	1 00000701672753	1-350-330-832
17-22-304-092-1160 Total does not includ	e any applicable pena	Ity or interest due.

			COUNTY: ILLINOIS: TOTAL:	252.50 505.00 757.50
į	17-22-304-092-1160		20230701672753	0-813-459-920

02-Aug-2023 252.50 505.00 757.50

AL ESTATE TRANSFER TAX

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DATED this 17th day of July, 2023. Maria Paula Spada STATE OF ILLINOIS)SS COUNTY OF COOK I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Maria Paula Spada, personally known to me to be the same person whose name is subscribed to the folegoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/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 NAME AND ADDRESS OF PREPARER: Julie Moltz-Matgous STEVEN H STOWE Attorney at Law Cfficial Seal Notary Public - State of Illinois PO Box 5999 My Commission Expires Jin 24, 2024 Vernon Hills, IL 60061

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LEGAL DESCRIPTION

UNIT NUMBER 2106 AND GU-128 IN THE 1600 MUSEUM PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0835010078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-160, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0835010078.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS SET FORTH IN AND CREATED BY GRANT OF EASEMENT RECORDED OCTOBER 23, 2003 AS DOCUMENT NUMBER 0329632054.

Clarks

Subject to: Declaration of Condominium and all amendments; including any exements established by or implied from the Declaration of Condominium or amendments the rato; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; covenants, conditions and restrictions of record and public and utility easements; provided, however, that none of the foregoing covenants, restrictions and conditions or easements prevent the use of the Premises as a residence; 2nd installment of general real estate taxes for 2022 and subsequent years; and acts done or suffered by or through Grantee.

PIN: 17-22-304-092-1160 and 17-22-304-092-1402

Commonly known as: 1629 S. Prairie Ave., Unit 2106, Chicago, IL 60616