

# UNOFFICIAL COPY



\*2321629008D\*

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

## WARRANTY DEED

AFTER RECORDING MAIL TO:

(Reserved for Recorders Use Only)

## MAIL REAL ESTATE TAX BILL TO:

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


**THE GRANTOR: Maria Paula Spada, divorced and not since remarried, of 1629 S. Prairie Ave., Unit 2106, Chicago, IL 60616, 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; 2<sup>nd</sup> installment of general real estate taxes for 2022 and subsequent years; and acts done or suffered by or through Grantee.

REAL ESTATE TRANSFER TAX		02-Aug-2023
	CHICAGO:	3,787.50
	CTA:	1,515.00
	TOTAL:	5,302.50 *
17-22-304-092-1160   20230701672753   1-350-330-832		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Aug-2023
	COUNTY:	252.50
	ILLINOIS:	505.00
	TOTAL:	757.50
17-22-304-092-1160		20230701672753   0-813-459-920

23G8T199228VH R# 1002

Chicago Title



# UNOFFICIAL COPY

EXHIBIT "A"

## 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.

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; 2<sup>nd</sup> 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