

UNOFFICIAL COPY

Doc#: 2322828123 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2023 02:47 PM Pg: 1 of 2

Dec ID 20230801696775
ST/CO Stamp 0-989-444-560 ST Tax \$192.50 CO Tax \$96.25
City Stamp 1-526-315-472 City Tax: \$2,021.25

WARRANTY DEED

Joint Tenant

Mansi P:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23159415 1/2

THIS INDENTURE WITNESSETH that the Grantor(s), Decker Investments, Inc of the County of _____ and State of Iowa for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Mansi Patel _____ and Krishna Parikh, (Grantee's Address) OF STREAMWOOD, IL 60107, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit: ** Wife + Husband.*

PARCEL 1: UNIT NUMBER 1710 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 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 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

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PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

Permanent Real Estate Index Number: 17-10-203-027-1090

Address of Real Estate: 233 E Erie St Unit 1710, Chicago, IL 60611

Subject to the following restrictions: a) all taxes and special assessments for the year 2022-2nd Installment and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Dated this 27th Day of July, 2023

Donald L. Decker
Decker Investments, Inc



By: Donald L. Decker
President

STATE OF Iowa)

COUNTY OF Webster) ss.

REAL ESTATE TRANSFER TAX		11-Aug-2023
	CHICAGO:	1,443.75
	CTA:	577.50
	TOTAL:	2,021.25 *

17-10-203-027-1090 | 20230801696775 | 1-526-315-472
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Aug-2023
	COUNTY:	96.25
	ILLINOIS:	192.50
	TOTAL:	288.75

17-10-203-027-1090 | 20230801696775 | 0-989-444-560

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Decker Investments Inc. and Donald L. Decker, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 27th day of July, 2023.

Tamara R. O'Tool

Notary Public



This Instrument was prepared by:
Ferrentino & Associates, LLC
8409 West Cermak Road
North Riverside IL 60546

MAIL TO: ;
Future Tax Bills to:
Mansi Patel
1201 Oak Ridge DRIVE
STREAM WOOD, IL
60107

After recording return document to:

_____ Q