

UNOFFICIAL COPY

Doc#: 2325416141 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 02:43 PM Pg: 1 of 4

Warranty Deed

ILLINOIS

Dec ID 20230801614699
ST/CO Stamp 1-839-674-832 ST Tax \$410.00 CO Tax \$205.00
City Stamp 0-435-686-864 City Tax: \$4,305.00

Above Space for Recorder's Use Only

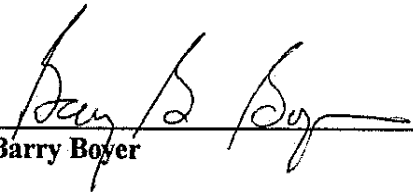
THE GRANTORS, **Barry Boyer and Jana Boyer**, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Varun Goyal**, _____, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

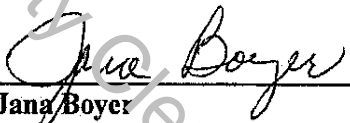
Permanent Real Estate Index Number: 17-10-318-076-1112

Address of Real Estate: 225 N. Columbus Drive, Unit 6307, Chicago, IL 60601

The date of this deed of conveyance is 9 day of August, 2023.



Barry Boyer

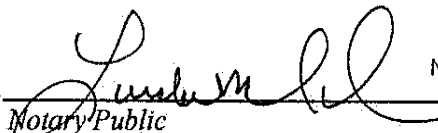


Jana Boyer

State of **New York**, County of **Erie** ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Barry Boyer and Jana Boyer**, 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 acknowledged that they signed 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.

(Impress Seal Here)
(My Commission Expires 09-25-26)

Given under my hand and official seal. Dated: 8-09-2023



Notary Public

LINDA M MANK
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01MA6048262
COMM. EXP. 9-25-26

Chicago Title 230505966142P
7/21/23 SAs

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For the premises commonly known as 225 N. Columbus Drive, Unit 6307, Chicago, IL 60601.

See attached.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	06-Sep-2023
CHICAGO:	3,075.00
CTA:	1,230.00
TOTAL:	4,305.00 *



17-10-318-076-1112 | 20230801614699 | 0-435-686-864

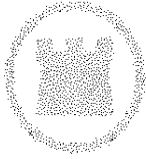
* Total does not include any applicable penalty or interest due.

<p>This instrument was prepared by: Ivan Puljic Law Offices of Ivan Puljic, Ltd. 10 S. LaSalle St. Suite 2920 Chicago, IL, 60603</p>	<p>Send subsequent tax bills to: VARUN ROYAL 225 N. COLUMBUS DR. UNIT 6307 CHICAGO, IL</p>	<p>Recorder-mail recorded document to: VARUN ROYAL 225 N. COLUMBUS DR. UNIT 6307 CHICAGO, IL</p>
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60601

60601 Page 2

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC596614LP

For APN/Parcel ID(s): 17-10-318-076-1112

PARCEL 1:

UNIT 6307, IN THE AQUA AT LAKESHORE EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1, 1 A, 2, 3A AND 3B IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 10, 2009 AS DOCUMENT 0925316039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST RECORDED JULY 2, 2002 AS DOCUMENT 0020732020 AND AS AMENDED.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 4, 2009 AS DOCUMENT 0915534000 AND AS AMENDED.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPA6E S-155, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

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17-10-318-076-1112

20230801614699

1-839-674-832

COUNTY:	205.00
ILLINOIS:	410.00
TOTAL:	615.00

Property of Cook County Clerk's Office