

# UNOFFICIAL COPY

2332832 ①

Doc#: 2329133232 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2023 11:55 AM Pg: 1 of 3

**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

Dec ID 20231001643616  
ST/CO Stamp 1-703-291-856 ST Tax \$416.00 CO Tax \$208.00  
City Stamp 2-107-911-120 City Tax: \$4,368.00

**MAIL TO:**

Law Office of Aleksandra Jako  
Aleksandra Jako  
1517 Waukegan Road,  
Glenview, IL 60025

**MAIL TAX BILLS TO:**

Deanna Radjenovich and  
Aksh Gupta  
2022 W. Warren Blvd, #1E,  
Chicago, IL 60612

**THE GRANTOR, Rosewood Development Corporation, of 12152 Derby Lane, Orland Park, IL 60467** a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS**, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS to**

**Deanna Radjenovich and Aksh Gupta, of**

*2022 W. Warren Blvd  
Chicago IL 60612*

**as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

“See Attached Legal Description”

**SUBJECT TO:** covenants, conditions, and restrictions of record, Document No.(s); and to General Taxes for 2022 and subsequent years.

Permanent Index Number (PIN): 17-07-327-051-1001

Address of Real Estate: 2022 W. Warren Blvd, Unit 1E, Chicago, IL 60612

**PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302**

**EAL ESTATE TRANSFER TAX**

16-Oct-2023

	<b>COUNTY:</b>	208.00
	<b>ILLINOIS:</b>	416.00
	<b>TOTAL:</b>	624.00

17-07-327-051-1001

| 20231001643616 | 1-703-291-856

**EAL ESTATE TRANSFER TAX**

16-Oct-2023

	<b>CHICAGO:</b>	3,120.00
	<b>CTA:</b>	1,248.00
	<b>TOTAL:</b>	4,368.00 *

17-07-327-051-1001 | 20231001643616 | 2-107-911-120

Total does not include any applicable penalty or interest due.

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary

Date: October 5, 2023

Rosewood Development Corporation

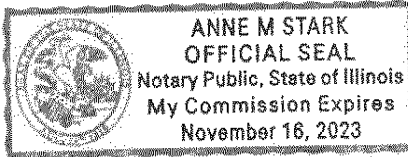
By: [Signature]  
Deirdre Nestor, President

[Signature]  
Daniel Heeney, Secretary

State of Illinois )  
                          )ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deirdre Nestor, as President and Daniel Heeney, as Secretary, of Rosewood Development Corporation, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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.

IMPRESS SEAL HERE



Given under my hand and official seal, this date: October 5, 2023

Commission expires 11-16 2023 [Signature]  
(Notary Public)

This instrument was prepared by Griffin & Gallagher, LLC, 10001 S. Roberts Rd, Palos Hills, IL 60465

Annie Stark

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## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 1E IN 2022 WEST WARREN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 60 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0618110258, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-1E, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0618110258, AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBE REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.