

WARRANTY DEED

THE GRANTORS,
Manish Kalvakota and
Sharat Kalvakota,
husband and wife,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Mackenzie Vance
a single woman,
36 S. ARLAND AVE #501
CHICAGO, IL 60607

the following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

PARCEL 1: UNIT 302 IN THE 1000 ADAMS CONDOMINIUM AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS OR PARTS THEREOF AND VACATED ALLEYS ADJOINING SAID
LOTS OF C.S SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189
FEET OF TWO TRACTS KNOWN AS BLOCK 6 IN DUNCAIN'S ADDITION AND BLOCK
13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF
THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010605959, AS AMENDED
FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST
IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE RIGHT TO USE THE PARKING SPACE G-40 AND G-93, LIMITED
COMMON ELEMENTS AS RECORDED ON THE AFORESAID DECLARATION OF
CONDOMINIUM.

STREET ADDRESS: 1000 W. Adams Street, Unit 302, Chicago, IL 60607

PERMANENT TAX INDEX NUMBER: 17-17-211-027-1009



Doc# 2329134061 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/18/2023 02:20 PM PG: 1 OF 3

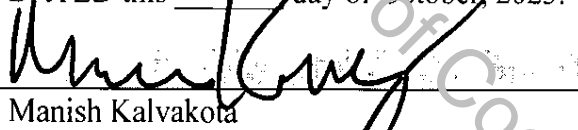
23160914 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

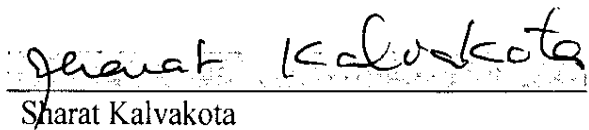
UNOFFICIAL COPY



Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises as forever.

DATED this 7th day of October, 2023.


Manish Kalvakota


Sharat Kalvakota

REAL ESTATE TRANSFER TAX		18-Oct-2023
	COUNTY:	295.00
	ILLINOIS:	550.00
	TOTAL:	885.00
17-17-211-027-1009 20231001647083 1-993-829-328		

REAL ESTATE TRANSFER TAX		18-Oct-2023
	CHICAGO:	4,425.00
	CTA:	1,770.00
	TOTAL:	6,195.00 *
17-17-211-027-1009 20231001647083 0-358-837-200		

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

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Manish Kalvakota and Sharat Kalvakota, personally known to me to be the same people whose names 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.

Given under my hand and official seal, this 7 day of October, 2023.

Teresa A Kotrba

Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 9/16/25

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Mackenzie Vance
1000 W. Adams Street, Unit 302
Chicago, IL 60607

Mail to:
Mackenzie Vance
1000 W. Adams St., Unit 302
Chicago, IL 60607

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