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UNOFFICIAL COPY

Doc#. 2332506028 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/21/2023 09:25 AM Pg: 1 of 3

Dec ID 20231101678353

ST/CO Stamp 0-877-506-512 ST Tax \$700.00 CO Tax \$350.00

City Stamp 0-952-823-760 City Tax: \$7,350.00

CAMBRIDGE TITLE COMPANY 3100 Dundee Road, Suite 406 Northbrook, IL 60062

23651FN

[The Above Space For Recorder's Use Only]_

WARRANTY DEED

Statutory (ILLINOIS) (Individual)

THE GRANTOR, TARAK CHOKSHI, of Hinsdale, Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all o'ner good and valuable consideration in hand paid,

CONVEYs and WARRANTs to

POR/SEAVE, A Single man

1620 5. Michigan Aug # 1201, Chicago De Goble

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

SEE LEGAL DESCRIPTION ATTACHED HI-RETO.

hereby releasing and waiving all rights under and by virtue of the Homestead Exercition Laws of the State of Illinois.

Permanent Real Estate Index Number(s):

17-22-301-065-1233

17-22-301-065-1422

Address(es) of Real Estate: 1620 S MICHIGAN AVE #1201, CHICAGO, IL 60616

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Dated this 17th day of November, 2023

TARAK CHOKSHI

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

TARAK CHOKSHI

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 17th day of November, 2023

Notary Public

Commission expires 12/19 20 20

SUSAN LAVINA Official Seal Notary Public - State of Illinois My Commission Expires Dec 19, 2026

This instrument was prepared by Michna & Khanico Law, 3100 Dundee Rd, Ste 506, Northbrook, IL 60062

Send Subsequent Tax Bills to: PORAS DAVE, 1620 S MICH'GAN AVE #1201, CHICAGO, IL 60616

MAIL TO: Gurdi + Haught, 939 N. Plum Grove Rd. Stx C. Schaumburg The

REAL	ESTATE	TRANSFED TAY
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CHICAGO: 5,250.00 CTA: 2,100.00 TOTAL: 7,350.00 *

17-22-301-065-1233 | 20231101678353 | 0-952-823-760 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

COUNTY.
ILLINOIS.
TOTAL:

20-Nov-2023

350.00

700.00

1,050.00

17-22-301-065-1233 | 20231101678353 | 0-877-506-512

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LEGAL DESCRIPTION

UNIT 1201 AND P-175, IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBLINISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7: THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKES ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.