

# UNOFFICIAL COPY

Doc#: 2401741072 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 11:22 AM Pg: 1 of 2

Dec ID 20231001663751  
ST/CO Stamp 1-070-621-744 ST Tax \$390.00 CO Tax \$195.00  
City Stamp 1-816-765-488 City Tax: \$4,095.00

Chicago Title

2345A 81114944  
WARRANTY DEED  
ILLINOIS STATUTORY

10f2

THE GRANTOR, EXPLORERS FINANCIAL LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Managing Members of said Company, CONVEYS and WARRANTS to:

Rohit Verma and Karan Verma, <sup>single men</sup> husband and wife, of 5 Teri Ct., Burr Ridge, IL 60527 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 1207 AND P-138 IN THE RESIDENCES AT HUDSON AND HURON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 8 BOTH INCLUSIVE, IN BLOCK 11 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723215040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE NORTHERLY 3 FEET OF THE SOUTH HALF OF THAT PORTION OF THE VACATED ALLEY WHICH LIES NORTH OF THE CONTIGUOUS TO LOTS 21 TO 28, BOTH INCLUSIVE, IN BLOCK 11 IN HIGGINS LAW AND COMPANY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CONTAINED IN THE RECIPROCAL GRANT OF EASEMENT RECORDED JULY 17, 1964 AS DOCUMENT NUMBER 19269468

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of Closing, (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 17-09-123-010-1091 and 17-09-123-010-1271

Address of Real Estate: 451 W. Huron St., #1207, Chicago, IL 60654 and P-138

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Members, this 25 day of October 2023.

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EXPLORERS FINANCIAL LLC

By: Managing Member

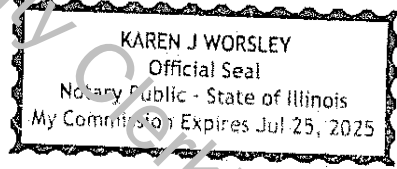
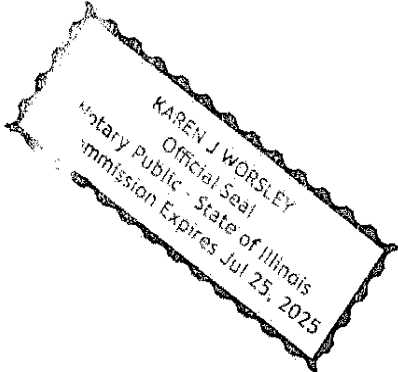
*Suheil Abdo*  
SUHEIL ABDO

STATE OF ILLINOIS            )  
  )ss  
COUNTY OF COOK LAKE) *KW*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **SUHEIL ABDO**, personally known to me to be the Managing Member of **EXPLORERS FINANCIAL LLC**, signed, sealed and delivered this instrument and caused the Company seal to be affixed thereto, pursuant to the authority given by the Managing Members of said company as its free and voluntary act, and as the free and voluntary act of said Company.

Given under my hand and official seal, this 23 day of October 2023.

*Karen J Worsley* (Notary Public)



**Prepared By:**  
Daniel Calandriello  
Law Office of Daniel Calandriello LLC  
9760 S. Roberts Road  
Palos Hills, Illinois 60465

**Mail To:**  
~~Ronak Desai  
Parikh Law Group LLC  
150 S. Wacker Dr., Ste. 2600  
Chicago, IL 60606~~

*SAME* ←

**Name and Address of Taxpayer:**  
Rohit & Karan Verma  
451 W. Huron St. #1207.  
Chicago, IL 60654