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\*24023450480\*

Doc# 2402345048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/23/2024 12:52 PM PG: 1 OF 4

Warranty Deed  
Statutory (ILLINOIS)  
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR, Madhur Srivastava, a married man, of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to Pei Fen Sarah Chen, a single person, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 1611 AND P-21 IN THE 3033 SHERIDAN TOWER CONDOMINIUM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
THE WEST 115 FEET OF LOT 2 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN THE LAKE FRONT ADDITION IN THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE WEST LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED IN CASE NO. 256886 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF LOTS 2 AND 3 AND RECORDED SEPTEMBER 6, 1912 AS DOCUMENT NO. 50338117 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807916045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807916045 FOR THE PURPOSE OF INGRESS AND EGRESS.

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

SUBJECT TO: General taxes for 2023 and subsequent years.

Permanent Index Numbers (PIN): 14-28-202-031-1145 and 14-28-202-031-1166

Address of Real Estate: 3033 N. Sheridan Rd., Units 1611 and P-21, Chicago, Illinois 60657

This is not homestead property as to Grantor's spouse.

Chicago Title 234USA032222LP 1/2 MW

S Y  
P 4  
S Y-1  
SC      
INT RV

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Dated this 7<sup>th</sup> day of January, 2024.

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

*Madhur Srivastava* (SEAL)  
Madhur Srivastava

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public

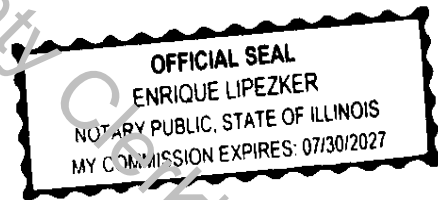
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Madhur Srivastava, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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<sup>th</sup> day of January, 2024.

Commission expires 7/30, 2027

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by:  
Enrique Lipezker  
1 N. State St.  
Suite 1500  
Chicago, Illinois 60602



**MAIL TO:**


*Christine Palkovic*  
*Italia & Palkovic LLP*  
*1807 N. Broadway, Fl 2*  
*Metro Park, IL 60160*

**SEND SUBSEQUENT TAX BILLS TO:**

*Sarah Chan*  
*3033 N. Sheridan Rd. #1411*  
*Chicago, IL 60657*

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	19-Jan-2024
 CHICAGO:	2,040.00
CTA:	816.00
TOTAL:	2,856.00 *

14-28-202-031-1145 | 20240101513919 | 0-356-176-944

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

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**REAL ESTATE TRANSFER TAX**

19-Jan-2024



<b>COUNTY:</b>	136.00
<b>ILLINOIS:</b>	272.00
<b>TOTAL:</b>	408.00

14-28-202-031-1145

| 20240101019919

| 0-834-196-528