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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
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Doc ID 20240301647862
ST/Co Stamp 0-871-098-928 ST Tax \$590.00 CO Tax \$295.00
City Stamp 1-716-513-328 City Tax \$6,195.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

BW24067920 1 of 2

THE GRANTOR, THOMAS CHRIS TODD, married to ELIZABETH HACKETT, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, AKASH JANI and ANU ELANGO VAN, a married couple, of the City of Chicago, Cook County, State of Illinois, 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: *1464 S. Michigan Ave #1011, Chicago IL 60605

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2023 and subsequent years; and

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

Permanent Real Estate Index Number(s): 17-06-319-046-1003

Address(es) of Real Estate: 2031 W AUGUSTA BLVD, UNIT 3, Chicago, IL 60622

Mail to:

Lamb Law PC
4139 N Richmond St
Chicago, IL 60618

Tax Bills to:

Akash Jani
2031 West Augusta Blvd.
Unit 3, Chicago, IL 60622

BW24067920

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Exhibit A

PARCEL 1: UNIT 3 IN THE 2031 WEST AUGUSTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 9 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, 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 0030286826 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030286826.

PIN: 17-06-319-046-1003

For Informational Purposes only: 2031 West Augusta Boulevard, Unit 3, Chicago, IL 60622

Property of Cook County Clerk's Office