### **UNOFFICIAL COPY**

WARRANTY DEED ILLINOIS STATUTORY Individual to Individual BW24067920 | of 2.

Doc#, 2407314496 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/13/2024 12:26 PM Pg: 1 of 3

Dec ID 20240301647862 ST/Co Stamp 0-871-098-928 ST Tax S590.00 CO Tax S295.00 City Stamp 1-716-513-328 City Tax S6.195.00

THE GRANTOP, THOMAS CHRIS TODD, married to ELIZABETH HACKETT, of the City of Chicago, County of Cook, Size 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 ELANGOVAN, 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 we #1011, Chicago IL. Coloo5

See Exhibit "A" atta the d hereto and made a part hereof

### SUBJECT TO:

Covenants, conditions and restrictions of record; public an intility 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 65522

Mail to:

Lamb LawPC 4139 N Richmond St Chicago, IL 60618 Tax Bills to:

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

## **UNOFFICIAL COPY**

Dated this 28 day of February	, 20 <u>74</u> .
THOMAS CHRIS TODD	ELIZABETH HACKETT
State of Winois ) ss County of Cook )	
	re me this day in person, and acknowledged that they ree and voluntary act, for the uses and purposes therein
Given under my hand and official seal, this	day of February, 2024
(Notary Public)	BELFOR I. ARICHAVALA OFFICIAL SEAL PUBLIC Notary Public - State of Illinois STATE of LLINOIS NOVEMBER 04, 2026
01	Novumber 04, 2026
11-Mar-2024   295.00   11-Mar-2024   295.00   11-Mar-2024   11-Mar-2024   295.00   11-Mar-2024   295.00   11-Mar-2024   295.00   290.00	CHICAGO: 4,425.00 CTA: 1,770.00 TOTAL: 6,195.00  17-06-319-046-1003   20240301647862   1-716-513-328

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

BW24067920

# **UNOFFICIAL COPY**

#### 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 SUR /EY 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