

PT24-97410  
1 of 2

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 9:39 AM Pg: 1 of 3

Doc ID 20240301648678

ST/Co Stamp 0-508-009-008 ST Tax \$430.00 CO Tax \$215.00

City Stamp 0-455-023-152 City Tax \$4,515.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTORS, JOHN J. CAREY AND NICHOLA CAREY, husband and wife, of the City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ANKIT SHARMA and CINEET KAUR, husband and wife as Tenants by the Entirety of the City of Chicago, County of COOK, State of IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE AT CACHED EXHIBIT "A"

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

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): 14-28-318-077-1181.  
Address(es) of Real Estate: 2650 North Lakeview Avenue #2102, Chicago, IL 60614.

Dated this 23 day of February, 20 24.

  
\_\_\_\_\_  
JOHN J. CAREY

Nichola CAREY  
\_\_\_\_\_  
NICHOLA CAREY

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STATE OF Massachusetts, COUNTY OF Worcester ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN J. CAREY and NICHOLA CAREY, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 23rd day of February 2024.



Erin N. Gibbons (Notary Public)

**Prepared by:**  
Richard C. Spain, Esq.  
Hahn Loeser & Parks, LLP  
200 W. Madison St., Ste. 2700  
Chicago, IL 60606

**Mail To:**  
Antonio Musillami, Esq.  
Musillami & Connealy  
220 N. Green St.  
Chicago, IL 60607

**Name and Address of Taxpayer:**  
ANKIT SHARMA and CINEET KAUR  
2650 N Lakeview Ave. # 2102  
Chicago, IL 60614

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## "Exhibit A - Legal Description"

Unit number 2102, in The 2650 North Lakeview Condominium, as delineated on a survey of the following described real estate:

Lot 45 (except the Southwesterly 16 feet thereof) and all of Lots 46, 47, 75, 76 and 77, and also the alley vacated per City Ordinance passed August 10, 1970, lying Southwesterly of and adjoining the Southwesterly line of Lots 75, 76 and 77 and also the alley vacated by said ordinance, lying Southeasterly of and adjoining the Southeasterly line of Lots 45, 46 and 47 and lying Northeasterly of the Southeasterly extension of the Northeasterly line of the Southwesterly 16 feet of Lot 45, all in Andrews Spafford and Colehours Subdivision of Blocks 1 and 2 in Out-Lot or Block "A" of Wrightwood being a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, also a triangular strip of land lying East of and adjoining the Easterly line of said Lots 76 and 77 described as follows:

Beginning at the Northeasterly corner of said Lot 76; thence Southerly along the Easterly line of said Lots 76 and 77 to the Southeasterly corner of said Lot 77; thence Easterly along the Southerly line of said Lot 77 produced Easterly a distance of 11 feet; thence Northerly in a straight line to the place of beginning, in Andrews Spafford and Colehours Subdivision of Blocks 1 and 2 in Out-Lot or Block "A" of Wrightwood, being a subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 2650 Lakeview Condominium Association recorded in The Office of the Recorder of Deeds of Cook County, Illinois as document number 25131915; together with its undivided percentage interest in the common elements.