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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/14/2024 9:47 AM Pg: 1 of 3

Doc ID 20240501699716

ST/Co Stamp 0-720-206-128 ST Tax \$727.00 CO Tax \$363.50

City Stamp 1-187-608-880 City Tax \$7,633.50

WARRANTY DEED

1 of 2
FIRST AMERICAN TITLE
FILE # ~~AF1017562~~

Gregory M. Watson, a single man, 1711 West Division Street, Unit 304, Chicago, IL 60622 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Sindhu Palaniappan and Alex Michael Mirman**, 1711 West Division Street, Unit 304, Chicago, IL 60622 ("Grantee"), not as tenants in common, but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-06-406-048-1008, 17-06-406-048-1018

Address of Real Estate: 1711 West Division Street, Unit 304 and PU-6, Chicago, IL 60622

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit Number 304 and PU 6 in the 1711 WEST DIVISION PROPERTIES CONDOMINIUM, as delineated on a survey of the following described tract of land:

Lot 3 (except the East 3.5 feet thereof), all of Lot 4 and the East 1/2 of Lot 5 in the Subdivision of Block 3 in Johnston's Subdivision of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Excepting therefrom the following described parcel:

That part of Lot 3 (except the East 3.5 feet thereof), all of Lot 4 and the East 1/2 of Lot 5 in the Subdivision of Block 3 in Johnston's Subdivision of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian, which lies below a horizontal plane having an elevation of +26.14 feet Chicago City Datum and above a horizontal plane having an elevation of +14.96 feet Chicago City Datum described as follows:

Commencing at the Northwest corner of the East 1/2 of said Lot 5, thence North 89 degrees 49 minutes 54 seconds East, (assumed bearing), along the North line of said Lot 5, 8.01 feet; thence South 00 degrees 06 minutes 56 seconds East, 4.98 feet for a Point of Beginning; thence North 89 degrees 53 minutes 04 seconds East, 77.94 feet; thence South 00 degrees 27 minutes 26 seconds East, 40.03 feet; thence South 89 degrees 53 minutes 04 seconds West, 17.82 feet; thence South 00 degrees 06 minutes 56 seconds East, 12.02 feet; thence South 89 degrees 53 minutes 04 seconds West, 9.51 feet; thence North 00 degrees 06 minutes 56 seconds West, 12.02 feet; thence South 89 degrees 53 minutes 04 seconds West, 21.32 feet; thence North 00 degrees 06 minutes 56 seconds West, 9.64 feet; thence South 89 degrees 53 minutes 04 seconds West, 29.52 feet; thence North 00 degrees 06 minutes 56 seconds West, 30.39 feet to the Point of Beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0803216027; together with its undivided percentage interest in the common elements in Cook County Illinois.

Permanent Index #'s: 17-06-406-048-1008 and 17-06-406-048-1018 (Vol. 585)

Property Address: 1711 West Division Street, Unit 304 and PU 6, Chicago, Illinois 60622-3215