UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

(LLC to Individual)

Doc#, 2413626218 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/15/2024 12:53 PM Pg: 1 of 3

Dec ID 20240501695538 ST/Co Stamp 1-506-870-576 ST Tax \$510.00 CO Tax \$255.00 City Stamp 0-270-435-632 City Tax \$5,355.00

THE GRANTOR(S)

Fore A Limited Partnership, a Delaware limited partnership of Chicago, Illinois

for and in consideration of Ten and no 103 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Rishi D. Gaiha of Chicago, Illinois, Un married man

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached 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; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-10-222-007-1065 (Unit) 17-10-222-007-1509 (PS-011)

Property Address: 474 N. Lake Shore Dr., Unit 2111 and PS011, Chicago, IL 60611

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

10-24-0191 1962

2413626218 Page: 2 of 3

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Dated this 3th day of free 2024.

Fore A Limited Partnership, a Delaware limited partnership

Arjun Dutt, Authorized Signatory

STATE OF TLLICIS)

SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Arjun Dutt, Authorized Signatory for Fore Alimited Partnership, a Delaware limited partnership

is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworp to before me this 30 day of 40, 1, 2024.

Notary Public

My Commission Expires: 6-15-2027

Chictal Seal
FAITI CAS
Notary Public, S' ate of Illinois
Commission No. P. 15-6
My Commission Expires June 13, 2027

This instrument was prepared by:

Randall Boyer, Esg., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Rishi D. Gaiha 474 N. Lake Shore Dr., Unit 2111 Chicago, IL 60611

Rishi D. Gaiha 474 N. Lake Shore Dr., Unit 2111 Chicago, IL 60611

WARRANTY DEED PAGE 2 OF 2

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 2111, together with Parking Space PS011 in the 474 North Lake Shore Drive Condominium, as delineated on a survey of Lot 2 in Block 5 in Cityfront Center and part of the Ogden Slip lying Southerly of adjoining said Lot 2, being a part of the North fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian. which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document 0531422075. as amended from time to time; together with its undivided percentage interest in the Common elements in Cook County Illinois.

Parcel 2:

Easement for the benefit of Parcels 1 and 2 as created by First Amendment to Grant and Declaration ofNon-Exclusive Easement from Chicago Dock and Canal Trust to American National Bank and Trust Company of Chicago, as trustee under trust agreement dated May 1, 1986 and known as trust number 67050 dated September 30, 1986 and recorded September 30, 1986 as Document 86446718 and as amended by First Amendment recorded July 15, 1938 as Document 88312033 for ingress and egress and navigational purposes.

PIN(S): 17-10-222-007-1065 and 17 10-222-007-1509

	MELLE IAX	14-May-2024
KEAL ESTATE TRA	NOTER TO	3,825.00
	CHICAGO.	1,530.00
	CTA:	5,355.00 *
1	TOTAL:	105.622

17-10-222-007-1065 | 20240501695538 | 0-270-435-632 * Total does not include any applicable penalty or interest due.

-10-222-007-1065 ai	nd 17 10-222	-007-1509			
7-10-222-007-1065 20 total does not include any	CTA: TOTAL:	14-May-2024 3,825.00 1,530.00 5,355.00 1 0-270-435-632 alty or interest due		Clark	Ś
REAL ESTATE TRANSFE	ill.	MOIS:	55.0 0 510.00 765.0 0		Office