

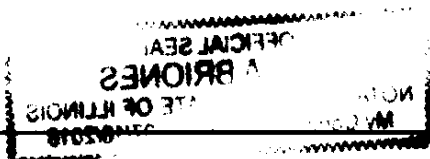
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Doc#: 1523810039 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2015 11:40 AM Pg: 1 of 3

Stz 01146-36260
10 of 3
SM

WARRANTY DEED
ILLINOIS STATUTORY
Individual



THE GRANTOR(S) Pradeep Nayar and Soumya Radharaman, a married couple, 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(S) and WARRANT(S) to Kevin Segerson and Michelle Segerson, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

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

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, General taxes for the year "2014" and subsequent years.

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): 17-08-445-027-1019, 17-08-445-027-1048
Address(es) of Real Estate : 23 N. Aberdeen Street, 3N, Chicago, IL 60607

Dated this 22nd day of JULY 2015

Pradeep Nayar

Soumya Radharaman

REAL ESTATE TRANSFER TAX		12-Aug-2015
	COUNTY:	382.50
	ILLINOIS:	765.00
	TOTAL:	1,147.50

17-08-445-027-1019 | 20150701609209 | 0-245-548-928

REAL ESTATE TRANSFER TAX		30-Jul-2015
	CHICAGO:	5,737.50
	CTA:	2,295.00
	TOTAL:	8,032.50

17-08-445-027-1019 | 20150701609209 | 0-116-423-552

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pradeep Nayar and Soumya Radharaman, a married couple, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of July, 20 15.



Sonia Briones (Notary Public)

Prepared by:

George C. Xamplas
25 E. Washington, Suite 700
Chicago, IL 60602

Mail to:

Name and Address of Taxpayer:

Kevin B Segerson
23 N. Aberdeen St. #3N
Chicago, IL 60607

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ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Parcel 1:

Units 23-3 North and GPU-24 in The C/A 23 Condominium as delineated on a survey of the following described real estate:

Lot 9 (except the North 10 feet thereof) and all of Lots 10 and 13 in Block 49 in Carpenters addition to Chicago in the Southeast 1/4 of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit B to the Declaration of Condominium recorded April 7, 2009 as document numb 0909722089 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of the balconies designated to serve the aforesaid Unit, Limited Common Elements, as delineated on the survey attached to the Declaration aforesaid recorded as document number 0909722089.