

# UNOFFICIAL COPY



## WARRANTY DEED

RETURN TO: Steven R. Felton

2220 W North Ave.

Chicago, IL 60647

Doc#: 1526749087 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/24/2015 11:31 AM Pg: 1 of 3

### SEND TAX BILLS TO:

**Kristopher Allen and Elizabeth Phelan**  
516 W. Oakdale Ave. Unit 2W  
Chicago, Illinois 60657

BWIS-25756 10/24/15

THE GRANTOR(S), **Avinash Rathnakumar and Maureen Rathnakumar**, husband and wife, of **Elmhurst**, County of **DuPage**, State of **Illinois** for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

**Kristopher Allen and Elizabeth Phelan**, husband and wife  
541 W. Briar Street, Unit 303  
Chicago, Illinois 60657

Strike Inapplicable:

- a) ~~As Tenants in Common~~
- b) ~~Not in Tenancy in Common, but in Joint Tenancy~~
- c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.
- d) ~~As an Individual~~

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

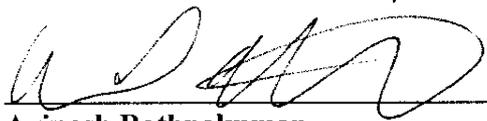
**LEGAL DESCRIPTION:** SEE ATTACHED

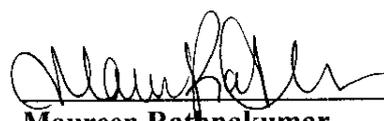
**PERMANENT INDEX NUMBER:** 14-28-112-031-1006

**PROPERTY ADDRESS:** 516 W. Oakdale Ave. Unit 2W, Chicago, Illinois 60657

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 10<sup>th</sup> day of Sept., 2015.

 (SEAL)  
**Avinash Rathnakumar**

 (SEAL)  
**Maureen Rathnakumar**

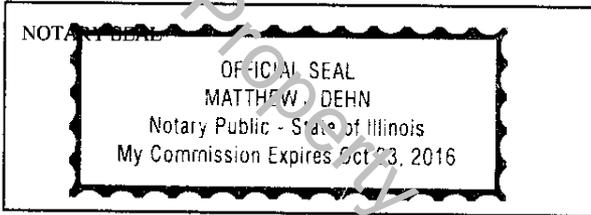
(**Baird & Warner Title Services, Inc.**  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173)

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STATE OF ILLINOIS            } ss.  
 County of Cook            }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Avinash Rathnakumar and Maureen Rathnakumar**, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 10 day of September, 2015.



*Matthew Dehn*  
 \_\_\_\_\_  
 NOTARY PUBLIC

My commission expires on October 23, 2016

PROPERTY OF COOK COUNTY CLERK'S OFFICE

NAME and ADDRESS OF PREPARER:  
**Law Office of Jason M. Chmielewski, P.C.**  
**10 South LaSalle Street, Suite 3500**  
**Chicago, Illinois 60603**  
**(312) 332-5020**

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
 REAL ESTATE TRANSFER ACT

DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

<b>REAL ESTATE TRANSFER TAX</b>	22-Sep-2015
	<b>CHICAGO:</b> 4,387.50
	<b>CTA:</b> 1,755.00
	<b>TOTAL:</b> 6,142.50

14-28-112-031-1006 | 20150901625560 | 0-470-556-5\*4

<b>REAL ESTATE TRANSFER TAX</b>	22-Sep-2015
	<b>COUNTY:</b> 292.50
	<b>ILLINOIS:</b> 585.00
	<b>TOTAL:</b> 877.50

14-28-112-031-1006 | 20150901625560 | 2-043-830-144

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## EXHIBIT "A"

**UNIT 2W IN 516 WEST OAKDALE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 21 IN HOME WOOD BEING A SUBDIVISION OF THE SOUTH 5 CHAINS OF THE NORTH 25 CHAINS OF WEST 10 CHAINS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 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 OWNERSHIP RECORDED SEPTEMBER 4, 2001 AS DOCUMENT 0010819458, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office