

# UNOFFICIAL COPY

Doc#: 1617922161 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/27/2016 11:38 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
TENANTS BY THE ENTIRETY

Dec ID 20160601620913  
ST/CO Stamp 1-922-389-312 ST Tax \$828.00 CO Tax \$414.00  
City Stamp 0-858-486-080 City Tax: \$8,694.00

FDLTC No.: FD16-0474

THE GRANTOR(S) **NAVEEN TIPIRNENI** and **SANGEETHA NIMMAGADDA**, 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(S) and WARRANT(S) to **ANDRE<sup>®</sup> Barbieri Mello and \*** husband and wife, of 165 EXMOOR COURT, DEERFIELD, IL of the County of LAKE, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit: *\* Irene Buzyna Mello*

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.

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

TO HAVE AND TO HOLD said premises as husband and wife, as tenants by the entirety forever.

Permanent Real Estate Index Number(s): **14-30-223-276-1017**

Address(es) of Real Estate: **1707 WEST SURF STREET  
CHICAGO, ILLINOIS 60657**

Dated this 16 day of JUNE, 20 16

  
\_\_\_\_\_  
**NAVEEN TIPIRNENI**

  
\_\_\_\_\_  
**SANGEETHA NIMMAGADDA**

16-0474 1/2

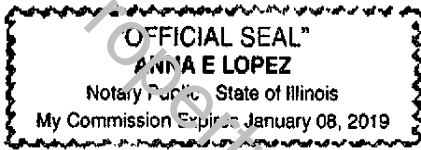
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **NAVEEN TIPIRNENI**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 16 day of June, 20 16.



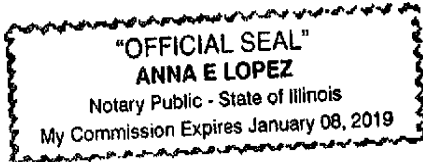
*[Signature]*  
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **SANGEETHA NIMMAGADDA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 16 day of June, 20 16.



*[Signature]*  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to:

REAL ESTATE TRANSFER TAX		27-Jun-2016
COUNTY:		414.00
ILLINOIS:		828.00
<b>TOTAL:</b>		<b>1,242.00</b>

14-30-223-276-1017 | 20160601620913 | 1-922-389-312

Name and Address of Taxpayer:

REAL ESTATE TRANSFER TAX		27-Jun-2016
CHICAGO:		6,210.00
CTA:		2,484.00
<b>TOTAL:</b>		<b>8,694.00 *</b>

14-30-223-276-1017 | 20160601620913 | 0-858-486-080

\* Total does not include any applicable penalty or interest due.

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT NUMBER 17 IN THE COLUMBIA PLACE TOWNHOMES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 87 DEGREES 25 MINUTES 45 SECONDS WEST 62.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 25 MINUTES 45 SECONDS EAST 55.46 FEET TO THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00 DEGREES 36 MINUTES 45 SECONDS WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87 DEGREES 25 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID ALLEY 246.14 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 45 SECONDS WEST 205.90 FEET TO A POINT OF CURVE; THENCE NORTHEAST 185.01 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 44 DEGREES 41 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 166.33 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 06 SECONDS EAST 57.69 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 17.68 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 06 SECONDS EAST 261.02 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS THAT PART OF PROPOSED LOT 19 IN COLUMBIA PLACE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF NORTH PAULINA STREET, 499.52 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 87 DEGREES 25 MINUTES 45 SECONDS WEST 62.61 FEET TO THE POINT OF BEGINNING THENCE CONTINUE SOUTH 87 DEGREES 25 MINUTES 45 SECONDS WEST 55.46 FEET TO A POINT ON THE EAST LINE OF A 16.00 FOOT PUBLIC ALLEY; THENCE NORTH 00 DEGREES 36 MINUTES 45 SECONDS WEST ALONG SAID EAST LINE 8.00 FEET TO THE NORTHEAST CORNER OF SAID ALLEY; THENCE SOUTH 87 DEGREES 25 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID ALLEY 246.14 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 45 SECONDS WEST 205.90 FEET TO A POINT OF CURVE; THENCE NORTHEAST 185.01 FEET ALONG A CURVED LINE CONVEX NORTHWESTERLY HAVING A RADIUS OF 117.01 FEET (SAID CURVED LINE HAVING A CHORD BEARING OF NORTH 44 DEGREES 41 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 166.33 FEET) TO A LINE 60.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF WEST GEORGE STREET; THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST ALONG SAID PARALLEL LINE 165.60 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 06 SECONDS EAST 57.69 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS EAST 17.68 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 06 SECONDS EAST 261.02 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 25, 2004 AS DOCUMENT 0414632080 AND AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION RECORDED AUGUST 18, 2004 AS DOCUMENT 0423119099 AND FURTHER AMENDED BY SECOND AMENDMENT TO CONDOMINIUM DECLARATION RECORDED NOVEMBER 9, 2004 AS DOCUMENT 0431444116, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ABOVE FOR INGRESS AND EGRESS PURSUANT TO DECLARATION RECORDED MARCH 31, 2003 AS DOCUMENT 0030435492 BY PAULINA VENTURE I, LLC.