

# UNOFFICIAL COPY

Doc#: 1717355173 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2017 01:41 PM Pg: 1 of 4

WARRANTY DEED

Dec ID 20170601674428  
ST/CO Stamp 0-210-459-072 ST Tax \$289.00 CO Tax \$144.50  
City Stamp 0-256-771-520 City Tax: \$3,034.50

**AFTER RECORDING, MAIL TO:**

Taylor Mathewson, Esq. Brad & Jill Perco  
Ryan Law Group, Ltd. 2024 S. Wabash Ave.  
1121 West Wrightwood #406  
Chicago, Illinois 60611 Chicago, IL 60611

GRANTOR, SUSAN EMILY PERA, married to Keerthi S. Madapusi Pera, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, JILL DEROO and BRAD DEROO, not as tenants in common, nor as joint tenants, but rather AS TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, State of Illinois to-wit: <sup>Brubaker</sup>

LEGAL DESCRIPTION: See attached "Exhibit A"  
COMMONLY KNOWN AS: 2024 S Wabash Ave #406 & P-22, Chicago, IL 60616-5402  
PERMANENT INDEX NUMBER: 17-22-311-030-1033

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any.

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 forever.

Chicago Title 17PSA158031LP AV 1 of 2

*Handwritten mark*

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DATED this 8<sup>th</sup> day of June 2017.

*Susan Emily Pera*

Susan Emily Pera

STATE OF Illinois )

COUNTY OF Cook )

I, the undersigned a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

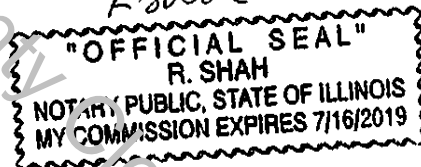
Given under my hand and official seal this 08<sup>th</sup> day of June 2017.

**\*This is an original document\***

*Susan Emily Pera*  
Susan Emily Pera

State of Illinois - County of Cook  
Signed and Sworn (or affirmed) to before me on 06/08/17 (Date) by

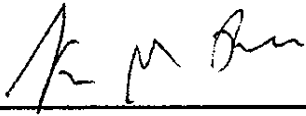
*R. Shah*  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)  
*R. Shah*



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

DATED this 08 day of June 2017.



Keerthi S. Madapusi Pera  
Signing solely for the purpose of waiving homestead rights

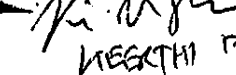
STATE OF IL )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.


Given under my hand and official seal this 08<sup>th</sup> day of June 2017.

~~This is a copy of the original instrument~~ KMP

"This is an original document"

  
KEERTHI MADAPUSI PERA

State of Illinois - County of Cook  
Signed and Sworn (or affirmed) to before me on 06/08/17 (Date) by

  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)  
R. Shah



This document prepared by:  
Antonio Musillami  
Musillami Law Offices, Ltd.  
220 N. Green St.  
Chicago, IL 60607

Send future tax bills to:  
Jill Deroo & Brad Deroo  
2024 S Wabash Ave #406  
Chicago, IL 60616

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## LEGAL DESCRIPTION

Order No.: 17PSA158031LP

For APN/Parcel ID(s): 17-22-311-030-1033

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PARCEL 1: UNIT 406 IN THE RAVINIA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 5 TO 18 IN SMITH'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 17 TO 22, INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT 00979913, AND AS AMENDED, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-22, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00979913.

Cook County Clerk's Office