

\*1724042025\*

Doc# 1724042025 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2017 02:44 PM PG: 1 OF 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

**THE GRANTORS (NAME AND ADDRESS)**

Ravi Kandala and Nandini Kandala  
1329 W. Walton St.  
Unit 1  
Chicago, IL 60642

**FIRST AMERICAN TITLE  
FILE # 2859721**

1/2

(The Above Space for Recorder's Use Only)

THE GRANTORS Ravi Kandala and Nandini Kandala f/k/a Nandini Reddy, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Suraj Pabba and Shankarrao Pabba, ~~husband and wife of Chicago, Illinois, as Tenants by the Entirety,~~ the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\* 2 single man  
\*\* 2 married man, as joint tenants

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 17-05-320-071-1001

Property Address: 1329 W. Walton St., Unit 1, Chicago, IL 60642

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvement during the year(s).

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

**(SIGNATURE PAGE FOLLOWS)**

REAL ESTATE TRANSFER TAX		17-Aug-2017
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00 *

17-05-320-071-1001 | 20170801607775 | 1-691-718-592

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

REAL ESTATE TRANSFER TAX		17-Aug-2017
	COUNTY:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00

17-05-320-071-1001 | 20170801607775 | 1-762-255-808

S  
P  
S  
S  
SCV  
INT

# UNOFFICIAL COPY

Dated this 11 day of August, 2017.

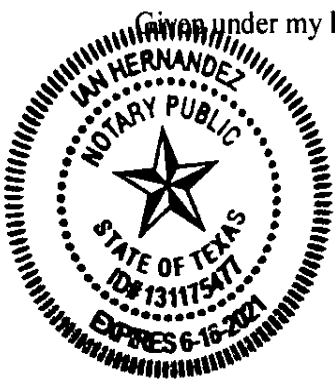
[Signature] (Seal)  
Ravi Kandala

[Signature] (Seal)  
Nandini Kandala f/k/a Nandini Reddy

STATE OF Texas )  
 ) SS,  
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ravi Kandala and Nandini Kandala f/k/a Nandini Reddy personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 11<sup>th</sup> day of August, 2017.



[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY  
Benjamin W. Wong & Associates  
2615 N. Sheffield Ave.  
Chicago, IL 60614

MAIL TO:

~~Robert B. Lin~~  
~~700 Commerce Dr.~~  
~~Suite 500~~  
~~Oak Brook, IL 60523~~

MAIL TO:  
SEND SUBSEQUENT TAX BILLS TO:

Suraj Pabba  
1329 W. Walton St.  
Unit 1  
Chicago, IL 60642

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNIT #1 IN THE 1329 W. WALTON CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 62 IN THE SUBDIVISION OF BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1012734013. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-1 AND STORAGE UNIT 1 AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.