


712544 (1/3) **UNOFFICIAL COPY**
WARRANTY DEED

MAIL TO:

JAMES HAMILL
200 W HIGGINS RD
#200
SCHAUMBURG IL 60195



2000216102

Doc# 2000216102 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2020 12:16 PM PG: 1 OF 4

NAME AND ADDRESS OF TAXPAYER:

Ramesh G. Adhikari
Jasqanth Guntakandlaor
~~1224 West Van Buren Street~~
~~Unit 217~~
~~Chicago, IL 60607~~
116 COLONIAL CT
WEST LAFAYETTE, IN 47906.

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

THE GRANTOR(S) Lisa Ledonne, married to Eric Rubedew, of 1095 W. El Camino Real Apt 227, Sunnyvale, CA 94087 for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Ramesh ~~G~~ Adhikari, SINGLE MAN and Jasqanth Guntakandla, MARRIED MAN of 4741 Sainsbury Court, Lafayette, IN 47909, NOT AS TENANTS BY THE ENTIRETY OR AS TENANTS IN COMMON BUT AS JOINT TENANTS, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

REDDY

UNIT 217 AND PARKING SPACE P17 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0710015038, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-17-117-045-1014 and 17-17-117-045-1108

PROPERTY ADDRESS: 1224 West Van Buren Street, Unit 217, Chicago, IL 60607

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 subject to a) general real estate taxes not due and payable at the time of closing; b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances which conform to the present usage of the premises; d) public and utility easements which serve the premises; e) public roads and highways, if any; f) party wall rights and agreements, if any; and g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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Grantor hereby warrants that this is not homestead property and is not subject to the homestead rights of any individual.

DATED: 12/24, 2019

Lisa Ledonne (SEAL)
Lisa Ledonne

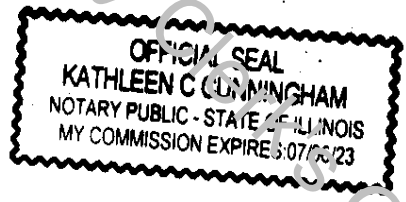
STATE OF ILLINOIS)
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Lisa Ledonne, 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 they/he/she signed, sealed and delivered the said instrument as their/his/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 notarial seal, this 24 day of December, 2019.

Kathleen C. Cunningham
Notary Public

NAME AND ADDRESS OF PREPARER:
Kathleen Cunningham
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448



COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:

Buyer, Seller or Representative

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 742544-5 27-Dec-2019



CHICAGO:	2,250.00
CTA:	900.00
TOTAL:	3,150.00 *

17-17-117-045-1014 | 20191101648471 | 1-419-758-944

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

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Property of Cook County Clerk's Office

742544-S

REAL ESTATE TRANSFER TAX

27-Dec-2019



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

17-17-117-045-1014

| 20191101648471 |

1-712-860-512