

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2119625212 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/15/2021 02:41 PM Pg: 1 of 3

Dec ID 20210601670529  
ST/CO Stamp 1-596-064-528 ST Tax \$247.00 CO Tax \$123.50  
City Stamp 1-651-932-432 City Tax: \$2,593.50

(The Above Space for Recorder's Use Only)

BN21057208 / 845

THE GRANTORS Aekta Manjunath FKA Aekta Patel and Adarsh Manjunath, married to each other, 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 Meaghan C O'Reilly, a UNMARRIED person, Brian T O'Reilly, a MARRIED person, and Juliana S O'Reilly, a MARRIED person, of 6703 Tennyson Drive, Mc Lean, VA 22101, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit.

### SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 14-28-308-030-1087 and 14-28-308-030-1246  
Property Address: 2754 North Hampden Court Unit 406 & BK-23 Chicago, IL 60614

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 21 day of JUNE, 2021.

  
\_\_\_\_\_  
Aekta Manjunath FKA Aekta Patel (Seal)

  
\_\_\_\_\_  
Adarsh Manjunath (Seal)

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

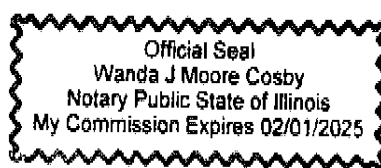
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STATE OF Illinois )  
 ) SS,  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aekta Manjunath FKA Aekta Patel and Adarsh Manjunath 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 21<sup>th</sup> day of June, 2021.

Wanda J Moore Cosby  
 Notary Public





THIS INSTRUMENT PREPARED BY  
 Drost Kivlahan McMahon & O'Connor LLC  
 11 South Dunton Ave  
 Arlington Heights, IL 60005


MAIL TO:

The Gunderson Law Firm, LLC  
 2155 West Roscoe Street Unit #1S  
 Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Mcaghan C O'Reilly  
 2754 North Hampden Court Unit 406 & BR-23  
 Chicago, IL 60614

REAL ESTATE TRANSFER TAX		07-Jul-2021	
		COUNTY:	123.50
		ILLINOIS:	247.00
		TOTAL:	370.50
14-28-308-030-1087   20210601670529   1-598-064-528			

REAL ESTATE TRANSFER TAX		07-Jul-2021	
		CHICAGO:	1,852.50
		CTA:	741.00
		TOTAL:	2,593.50 *
14-28-308-030-1087   20210601670529   1-651-932-432			

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

BW21057208

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## Exhibit A

RESIDENTIAL UNIT NO. 406 AND GARAGE SPACE BR-32 IN HAMPDEN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOTS 14, 15, AND 16 IN LEHMANN DIVERSEY BOULEVARD ADDITION IN THE SOUTHWEST 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 "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 25969537, AS AMENDED FROM TIME TO TIME, TOGETHER THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-28-308-030-1087 14-28-308-030-1246

For Informational Purposes only: 2754 North Hampden Court, Unit 406, Chicago, IL 60614

Property of Cook County Clerk's Office