

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2120739138 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2021 09:34 AM Pg: 1 of 3

Dec ID 20210701690707  
ST/CO Stamp 0-186-016-528 ST Tax \$375.00 CO Tax \$187.50  
City Stamp 0-398-586-640 City Tax: \$3,937.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Ryan Engstrom, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Vinay\* Ramanathan, an Unmarried person, of 365 North Jefferson Street, Unit 1302, Chicago, IL 60661, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

\*SWAMI

### SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 16-01-203-044-1003

Property Address: 1515 North Talman Avenue Unit 2N, Chicago, IL 60622



**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 8 day of July, 2021.

  
\_\_\_\_\_  
Ryan Engstrom (Seal)

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

REAL ESTATE TRANSFER TAX		21-Jul-2021	
	COUNTY:	187.50	
	ILLINOIS:	375.00	
	TOTAL:	562.50	
16-01-203-044-1003   20210701690707   0-186-016-528			

REAL ESTATE TRANSFER TAX		21-Jul-2021	
	CHICAGO:	2,812.50	
	CTA:	1,125.00	
	TOTAL:	3,937.50	
16-01-203-044-1003   20210701690707   0-398-586-640			

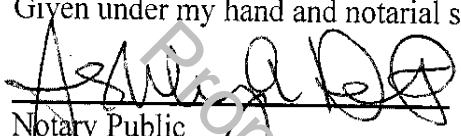
\* Total does not include any applicable penalty or interest due.

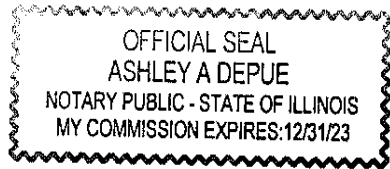
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STATE OF IL )  
COUNTY OF Cook ) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ryan Engstrom 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 in the 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 notarial seal, this 8 day of July 2021.

  
Notary Public



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

MAIL TO:

~~Ryan Law Group, Ltd.  
2661 North Lincoln Avenue 1st Floor  
Chicago, IL 60657~~

Vinay Ramanathan  
1515 North Talman Avenue, Unit 2N  
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Vinay Ramanathan  
1515 North Talman Avenue Unit 2N  
Chicago, IL 60622

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BW21057599

## Exhibit A

PARCEL 1: UNIT NO. 2N IN THE 1515 TALMAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 30 AND 31 IN BLOCK 1 IN THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0419119045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0419119045.

PIN: 16-01-203-044-1003

For Informational Purposes only: 1515 North Talman Avenue, Unit 2N, Chicago, IL 60622

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