

UNOFFICIAL COPY

Doc#: 2134412450 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/10/2021 11:39 AM Pg: 1 of 3

41065522 G 1/2

THIS DEED WAS PREPARED BY:

Emily Becker
Brotschul Potts LLC
30 N LaSalle Street, Suite 1402
Chicago, Illinois 60602

Dec ID 20210801649994
ST/CO Stamp 2-112-721-552 ST Tax \$338.00 CO Tax \$169.00
City Stamp 0-449-581-712 City Tax: \$3,549.00

AFTER RECORDING MAIL TO:

Juan Calzonzi
JC Law Group
33 N. Dearborn, Suite 1000
Chicago, IL 60602


GIT
unmarried man

WARRANTY DEED

THIS INSTRUMENT, made as of 8/27 2021, from **Rommel L. Lim**, having a current address of 201 Banbury Avenue, Elk Grove Village, IL 60007 ("Grantor"), in favor of **Rohith Mannam**, a(n) *married man*, having a current address of 400 E. Randolph #1015 Chicago, IL 60601 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property") SUBJECT ONLY TO general real estate taxes not due and owing for 2020 and subsequent years, covenants, conditions and restrictions of record and building lines and easements of record.



TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

[SIGNATURES ON THE FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX		03-Dec-2021
	CHICAGO:	2,535.00
	CTA:	1,014.00
	TOTAL:	3,549.00 *

14-30-117-041-1042 | 20210801649994 | 0-449-581-712

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

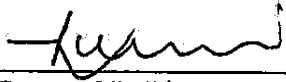
REAL ESTATE TRANSFER TAX		03-Dec-2021
	COUNTY:	169.00
	ILLINOIS:	338.00
	TOTAL:	507.00

14-30-117-041-1042 | 20210801649994 | 2-112-721-552

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:



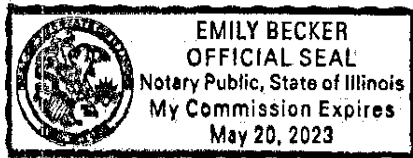
Rommel L. Lim


ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Rommel L. Lim**, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 24th day of August, 2021.





Notary Public

My commission expires on May 20, 2023

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 311 IN BUILDING 2327 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WOLFRAM TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00984625, AS AMENDED, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P T112, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 14-30-117-041-1042

PROPERTY CKA: 2327 WEST WOLFRAM STREET, UNIT 311, CHICAGO, IL 60618

SEND PROPERTY TAX BILLS TO:

Rohith Mannam
2327 W. Wolfram St., Unit 311
Chicago, IL 60618

Property of Cook County Clerk's Office