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2203525002D

Doc# 2203525002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2022 09:15 AM PG: 1 OF 4

WARRANTY DEED

THE GRANTORS, MIAO ZHOU AND YUE WANG, husband and wife,

20 N. Carpenter Street, Unit 2N, Chicago, Illinois,

for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to the **GRANTEE**,

DINESH KOMAR SELVARAJ AND KRITHIKA SHAMSUNDER,

husband and wife, not as tenants in common and not as joint tenants but as **TENANTS BY THE ENTIRETY**, the

following described real estate in the County of Cook in the State of Illinois:

PARCEL 1:

DWELLING UNIT 2N IN THE CA WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5, 7, THE EAST 25 FEET OF LOT 6, AND THE NORTH 10 FEET OF LOT 9 ALL IN BLOCK 49 IN CARPENTER STREET'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

LOTS 1, 2, 3 AND THE ADJOINING ABROGATED PRIVATE ALLEYS TO THE NORTH OF LOT 3 AND TO THE EAST OF LOTS 1, 2 AND 3 IN SUBDIVISION OF THE WEST 100 FEET OF LOT 6 IN BLOCK 49 IN CARPENTER STREETS ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1728329052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-58 AND STORAGE UNIT SL-28-2N, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.

Permanent Real Estate Index Number: 17-08-445-028-1040

Address of Real Estate: 28 N. Carpenter St., Unit 2N, Chicago, IL 60607

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the Grantee.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Chicago Title 21 USA4001 63LP

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Dated this 23 day of ~~January 2022~~ ^{Dec} 2021

Miao Zhou
MIAO ZHOU

Yue Wang
YUE WANG

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **MIAO ZHOU**, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal this 23RD day of ~~January 2022~~ ^{December, 2021}

Eileen Schwaller
Notary Public
My commission expires: 3-30-2025



STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **YUE WANG**, personally known to me to be the same person whose name is subscribed to the forgoing instrument appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 official seal this 23RD day of ~~January 2022~~ ^{December 21, 2021}

Eileen Schwaller
Notary Public
My commission expires: 3-30-2025



Prepared by: Dorothy M. Culhane, P.C., 1910 S. Indiana Avenue, Unit 623, Chicago, Illinois 60616

Send subsequent tax bills to: **DINESH KUMAR SELVARAJ**
28 N CARPENTER ST, 2N
CHICAGO, IL-60607

Please mail after recording to: **DINESH KUMAR SELVARAJ**
28 N CARPENTER ST, 2N
CHICAGO, IL-60607

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 04-Jan-2022

	COUNTY:	625.00
	ILLINOIS:	1,250.00
	TOTAL:	1,875.00

17-08-445-028-1040 | 20220101689023 | 0-399-787-664

REAL ESTATE TRANSFER TAX 06-Jan-2022

	CHICAGO:	9,375.00
	CTA:	3,750.00
	TOTAL:	13,125.00 *

17-08-445-028-1040 | 20220101689023 | 2-131-011-216
 * Total fee; not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

Order No.: 21GSA400163LP

For APN/Parcel ID(s): 17-08-445-028-1040

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DWELLING UNIT 2N IN THE CA WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-55 AND STORAGE UNIT SL-28-2N, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESAID.