

# UNOFFICIAL COPY

## WARRANTY DEED

AFTER RECORDING MAIL TO:

Lisa Saul / Forde Law  
191 W Wacker #3100  
Chicago, IL 60606

MAIL REAL ESTATE TAX BILL TO:  
Srinivasan Srikumar & Sonia Shah  
2341 W. Roscoe Street, Unit 2W  
Chicago, IL 60618



Doc# 2208955051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2022 01:30 PM PG: 1 OF 4

THE GRANTORS: Tim Ward and Lisa Ward, husband and wife, of the City of Palos Heights, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Srinivasan Srikumar and Sonia Shah, husband and wife, of 1980 N. Milwaukee Avenue, Apt. 514, Chicago, IL 60647, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1:

UNIT 2W IN THE 2341 WEST ROSCOE STREET CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3 AND 4 (EXCEPT THE WEST 2.00 FEET THEREOF) IN BLOCK 9 IN C.T. YERKE'S SUBDIVISION OF LOTS 33 TO 36 AND 41 TO 44, ALL IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2018 AS DOCUMENT NUMBER 1831734025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE L.C.E. ~~P-2~~ <sup>P-3</sup> A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2018 AS DOCUMENT NUMBER 1831734025.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE UNIT L.C.E. S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 13, 2018 AS DOCUMENT NUMBER 1831734025.

Commonly known as: 2341 W. Roscoe Street, Unit 2W, Chicago, IL 60618

PIN: 14-19-316-049-1004

216ND065053W# 2 of 3 CT


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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

DATED this 19th day of January, 2022.

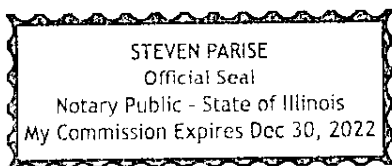
  
\_\_\_\_\_  
Tim Ward

  
\_\_\_\_\_  
Lisa Ward

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tim Ward and Lisa Ward, 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 individually acknowledged that they signed and delivered the said 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 official seal this 19th day of January, 2022



  
\_\_\_\_\_  
Notary Public

NAME AND ADDRESS OF PREPARER:  
Steven Parise  
Attorney at Law  
3333 Warrenville Rd., Suite 200  
Lisle, IL 60532

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	19-Jan-2022
CHICAGO:	4,350.00
UTA:	1,740.00
TOTAL:	6,090.00 *





14-19-316-049-1004 | 20220101698047 | 1-211-690-640

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	19-Jan-2022
 	
COUNTY:	290.00
ILLINOIS:	580.00
TOTAL:	870.00
14-19-316-049-1004	20220101698047   2-089-688-720