

UNOFFICIAL COPY

Doc#: 2212247091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2022 03:13 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), ARJUN A KUMAR, a single man of Chicago, Illinois and SONAM THIND, a single woman of Chicago, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to CHEN LIU and ZHE CHEN ~~husband and wife~~, as ~~Tenants by the entirety~~ Illinois, the following described Real Estate:

~~Single person~~ ~~Single person~~ *** joint tenants
Address of Property: 1515 W WALTON ST UNIT 2 CHICAGO, IL 60642


Parcel ID Number: 17-05-319-140-1002

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

Situated in the County of Cook, State of Illinois. This is not a homestead property as to the grantor's spouse.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

2021 2nd Inst.
DATED this 6th day of April, 2022



ARJUN A KUMAR (SEAL)



SONAM THIND (SEAL)

File nr: AT220198
After recording mail to:
Altima Title, LLC
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

4/2

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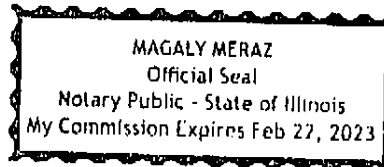
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

ARJUN A KUMAR & SONAM THIND,
 personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 6th day of APRIL, 2022.

Margaly Mera
 NOTARY PUBLIC



Ranj Desai
 Prepared by : Parikh Law Group, LLC, 150 S. Wacker St. 2600, Chicago, IL 60606

MAIL TO:
Chen Liu & Zhe Chen
1515 N. Walton St Unit 2
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:
Chen Liu & Zhe Chen
1515 N. Walton St Unit 2
Chicago, IL 60642

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Exhibit A

Legal Description

PARCEL 1:

UNIT 2 IN 1515 WEST WALTON STREET CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOT 25 IN A.J. AVERELL'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN THE WEST HALF OF SECTION 5, TOWNSHIP 39 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 RECORDED MAY 7, 2019 AS DOCUMENT 1912716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.