

UNOFFICIAL COPY

Doc# 2212921042 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2022 07:48 AM Pg: 1 of 5

Dec ID 20220401685998
ST/CO Stamp 0-177-584-016 ST Tax \$305.00 CO Tax \$152.50
City Stamp 1-149-417-360 City Tax: \$3,202.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Stuart Ryan married to Nicole Ryan, of 526 West Barry, Unit A, the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Abinaya Subramania, ^{single person, of 166 W 75th St #1004, New York, NY 10023} the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ^{York, NY 10023}

SEE ATTACHED EXHIBIT A.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet 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.

Permanent Real Estate Index Number: 14-20-125-039-1013

Address of Real Estate: 3608 N. Magnolia Ave, Unit 3, Chicago, IL 60613

Dated this 15th day of April 2022

FEDERAL NATIONAL TITLE

22005922
122

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Stuart Ryan

Stuart Ryan

Nicole Ryan

Nicole Ryan

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stuart Ryan and Nicole Ryan, 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 acknowledged that they signed, sealed 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 15 day of April 2022.



Obed A. Landeros (Notary Public)

Prepared By: Thomas J. Scannell
9901 S. Western Avenue, Suite 100
Chicago, Illinois 60643

Mail To:
Morton J. Rubin
Law Offices of Morton J. Rubin
3330 Dundee Road, Ste C4
Northbrook, IL 60062
GRANTEE'S ADDRESS

Name & Address of Taxpayer:
Abinaya Subramania
3608 N. Magnolia Ave., Unit 3, Chicago, IL 60613

Properly Recorded Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX		05-May-2022
CHICAGO		2,287.50
CTA:		915.00
TOTAL:		3,202.50 *



14-20-125-039-1013 | 20220401685998 | 1-149-417-360
 * Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX		05-May-2022
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50
14-20-125-039-1013		20220401685998 0-177-584-016

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EXHIBIT A

Order No.: OC22005922

For APN/Parcel ID(s): 14-20-125-039-1013

For Tax Map ID(s): 14-20-125-039-1013

PARCEL 1:

UNIT 3608-5 IN THE MAGNOLIA GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 AND 20 (EXCEPT THE WEST 7 FEET THEREOF) IN BLOCK 10 IN THE SUBDIVISION OF LOTS 9 AND 10 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF); TOGETHER WITH PART OF LOT 12 OF LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, AFORESAID, ACCORDING TO PLAT RECORDED APRIL 28, 1900 AS DOCUMENT 2953827, IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED ON DECEMBER 20, 2004, AS DOCUMENT 0435527045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ROOF SPACE R-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435527045.