

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Andrew TAK
1238 W JACKSON Blvd #
Chicago IL 60607 3W



Doc# 2215210023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

(Reserved for) DATE: 06/01/2022 10:40 AM PG: 1 OF 3

MAIL REAL ESTATE TAX BILL TO:

Andrew Tak and Grace Tak
1238 W. Jackson Blvd., Unit 3W
Chicago, IL 60607

THE GRANTORS: Dinesh Kumar Selvaraj and Krithika Shamsunder, husband and wife, of 1238 W. Jackson Blvd., Unit 3W, Chicago, IL 60607, 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 Andrew Tak and Grace Tak, husband and wife, of _____, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1238 W. Jackson Blvd., Unit 3W, Chicago, IL 60607
PIN: 17-17-113-118-1006

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.

REAL ESTATE TRANSFER TAX	31-May-2022
CHICAGO:	5,137.50
CTA:	2,055.00
TOTAL:	7,192.50 *



17-17-113-118-1006 | 20220501628678 | 1-139-900-496

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

REAL ESTATE TRANSFER TAX

31-May-2022



COUNTY:	342.50
ILLINOIS:	685.00
TOTAL:	1,027.50

17-17-113-118-1006 | 20220501628678 | 0-334-594-128

22BNW731058 WC

1000 Jm AT

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DATED this 13th day of MAX, 2022.

[Signature]
Dinesh Kumar Selvaraj

[Signature]
Krithika Shamsunder

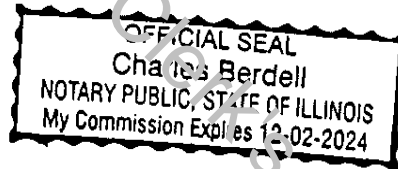
STATE OF IL
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Dinesh Kumar Selvaraj and Krithika Shamsunder**, 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 13 day of May, 2022.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
The Katris Law Group
Attorney at Law
257 West Ave., Suite 206
Elmhurst, IL 60126



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LEGAL DESCRIPTION

Order No.: 22GNW731058WC

For APN/Parcel ID(s): 17-17-113-118-1006

UNIT 3W TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE G-1, A LIMITED COMMON ELEMENT, IN THE 1238 WEST JACKSON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

LOTS 37 AND 38 IN BLOCK 16 IN REES AND RUCKER'S SUBDIVISION OF BLOCKS 16 AND 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 4, 2008 AS DOCUMENT 0809522053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office