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Doc#: 2215712192 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2022 09:10 AM Pg: 1 of 4

Dec ID 20220501623821
ST/CO Stamp 1-975-844-944 ST Tax \$429.00 CO Tax \$214.50
City Stamp 0-447-545-424 City Tax: \$4,504.50

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

OC22008802

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WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individual)



(The Above Space for Recorder's Use Only)


THE GRANTORS, Henry Caldwell and Meghann Caldwell, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Nicholas A. Perera, an unmarried man of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-25-314-054-1010



Property Address: 3131 W. Logan Blvd., Unit 4B, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

REAL ESTATE TRANSFER TAX		27-May-2022
	CHICAGO:	3,217.50
	CTA:	1,287.00
	TOTAL:	4,504.50 *

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

REAL ESTATE TRANSFER TAX		27-May-2022
	COUNTY:	214.50
	ILLINOIS:	429.00
	TOTAL:	643.50

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Dated this 18 day of May, 2022.

[Signature] (Seal)
Henry Caldwell

[Signature] (Seal)
Meghann Caldwell

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Henry Caldwell and Meghann Caldwell, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 notarial seal, this 18 day of May, 2022
[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY:
Marnieris Law, P.C.
10661 South Roberts Road, Suite 107
Palos Hills, IL 60465

MAIL TO:

Law Offices of Peter Anthony Johnson, P.C.
11 E. Hubbard St., Ste. 702
Chicago, IL 60611

GRANTEE'S ADDRESS & SEND SUBSEQUENT TAX BILLS TO:

Nicholas A. Perera
3131 W. Logan Blvd., Unit 401
Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 4B IN THE LOGAN CIRCLE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6, 7 AND 8, IN BLOCK 2, A SUBDIVISION OF LOTS 4 AND 6 OF COUNTY CLERK'S DIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 2005 AS DOCUMENT 0535327038 AND AMENDED BY INSTRUMENT RECORDED JANUARY 12, 2006 AS DOCUMENT 0601245067; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4B AND ROOF DECK D-4B, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED DECEMBER 19, 2005 AS DOCUMENT 0535327038 AND AMENDED BY INSTRUMENT RECORDED JANUARY 12, 2006 AS DOCUMENT 0601245067, IN COOK COUNTY, ILLINOIS

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