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Doc#: 2217228349 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2022 02:39 PM Pg: 1 of 3

**WARRANTY DEED
STATUTORY (ILLINOIS)**

Dec ID 20220601649510
ST/CO Stamp 0-513-001-552 ST Tax \$809.50 CO Tax \$404.75
City Stamp 0-654-559-312 City Tax: \$8,499.75

**22GST042132SK
Chicago Title**

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The **GRANTOR, RYAN RUDICH and GILLIAN RUDICH, AKA GILLIAN KRIEZELMAN, husband and wife**, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **GRANTEE:**

**NICK BRAILSFORD and SIJA SHUNMUGAVELU, as Joint Tenants
OF CHICAGO, ILLINOIS**

the following described real estate:

PARCEL 1: UNIT 2E IN THE 2435 WEST HOMER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 30 IN BLOCK 1 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2016, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1623629067, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND ROOF RIGHTS R2, LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1E, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNEES, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number:
Property Commonly Known As:

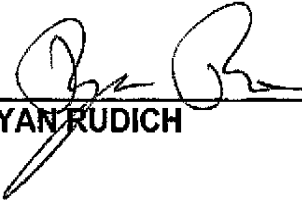
**13-36-408-062-1003
2435 West Homer Street, Unit 2E,
Chicago, IL 60647**

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Subject to (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act, (c) the Declaration and the Condominium Documents, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit, (f) acts done or suffered by Grantee or anyone claiming through Grantee, (g) utility easements, whether recorded or unrecorded, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.


Date: 6/15/22



RYAN RUDICH



GILLIAN RUDICH



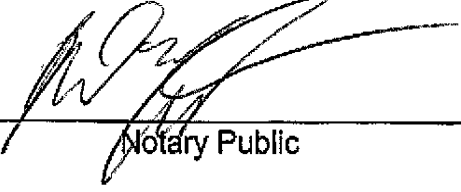
GILLIAN KRIEZELMAN

STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **RYAN RUDICH and GILLIAN RUDICH, AKA GILLIAN KRIEZELMAN, husband and wife**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15th day of June, 2022.





Notary Public

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Mail recorded Deed to: Justine A. Hausner, Esq., 161 N. Clark, 16th Floor, Chicago, IL 60601

Mail tax bill to: Nick Brailsford and Suja Shunmugavelu, 2435 West Homer Street, Chicago, IL 60647

Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois 60202

Property of Cook County Clerk's Office