

765781

1 of 2

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Doc# 2218042051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2022 11:25 AM PG: 1 OF 6

WARRANTY DEED
ILLINOIS STATUTORY

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60601

THE GRANTOR(S)

SIDDHESH

Sawant, a married man,

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Ryan Walsh and Kristi Walsh, Husband and Wife,

of CHICAGO, of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not 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(s): 14-32-223-035-1021

Address(es) of Real Estate: 1052 W Armitage Avenue Unit A, Chicago, IL 60614

Dated this 31 day of MAY, 2022

Siddhesh Sawant

SIDDHESH

SRS

Dipti Salaskar - For the purpose of releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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STATE OF IL COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Siddhesh Sawant & Dipti Salaskar

personally known to me to be the same person(s) whose name(s) 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 31st day of may, 2022.



[Signature] (Notary Public)

Prepared by:

Johann Chau
3231 S Halsted St #230
Chicago, IL 60608

Mail to:

1052 WEST ARMITAGE AVE - UNIT A
CHICAGO, IL 60614

Name and Address of Taxpayer:

Ryan Walsh and Kristi Walsh
1052 W. ARMITAGE AVE - UNIT A
CHICAGO, IL 60614

Notary Public, Cook County Clerk's Office

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EXHIBIT A

The Legal Description is described as follows:

UNIT NO. 1052-A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE KENSINGTON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25484942, AS AMENDED FROM TIME TO TIME, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1052 W. Armitage Avenue, Unit A, Chicago, IL, 60614

Parcel ID(s): 14-32-223-035-1021

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File No: 765781

EXHIBIT "A"

UNIT NO. 1052-A, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE KENSINGTON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25484942, AS AMENDED FROM TIME TO TIME, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-32-223-035-1021

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

13-Jun-2022



COUNTY:	315.00
ILLINOIS:	630.00
TOTAL:	945.00

14-32-223-035-1021

20220501631695

0-097-038-416

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REAL ESTATE TRANSFER TAX

13-Jun-2022



CHICAGO:	4,725.00
CTA:	1,890.00
TOTAL:	6,615.00 *

14-32-223-035-1021 | 20220501631695 | 0-772-288-592

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

Property of Cook County Clerk's Office