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File
FD 22-1062112

WARRANTY DEED Statutory (Illinois) (Individual to Individual)

Doc#: 2225555185 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 02:35 PM Pg: 1 of 3

Dec ID 20220901628996
ST/CO Stamp 0-487-979-600 ST Tax \$149.00 CO Tax \$74.50
City Stamp 0-685-242-960 City Tax: \$1,564.50

Above Space for Recorder's Use Only

THE GRANTORS, AMIR SAMARDAR, divorced and not since remarried, and SOROUR SAMARDAR, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT to NINA SRIRAM, A married woman and NIGUL SURESH, A SINGLE MAN of 200 Colonial Homes Dr NW # 906 Atlanta, GA, not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF


P.I.N.: 17-10-219-034-1192

c/k/a: 440 North McClurg Court, Unit 1107, Chicago, Illinois 60611

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES, not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, forever.



subject only 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.

- SIGNATURE PAGE FOLLOWS -

REAL ESTATE TRANSFER TAX		12-Sep-2022
	CHICAGO:	1,117.50
	CTA:	447.00
	TOTAL:	1,564.50 *

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

REAL ESTATE TRANSFER TAX		12-Sep-2022
	COUNTY:	74.50
	ILLINOIS:	149.00
	TOTAL:	223.50

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Dated this 9 day of September, 2022

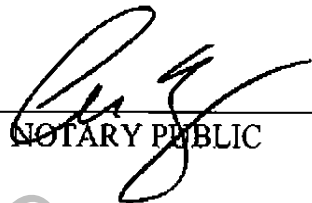
 (SEAL)
AMIR SAMARDAR

 (SEAL)
SOROUR SAMARDAR

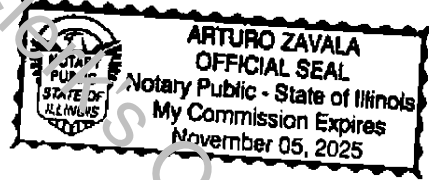
State of Illinois }
 }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AMIR SAMARDAR, divorced and not since remarried, and SOROUR SAMARDAR, divorced and not since remarried, 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 9 day of September, 2022


NOTARY PUBLIC

My Commission Expires: Nov 5, 2025



This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640

MAIL TO:
NINA SRIRAM
200 COLONIAL HOMES DR NW #906
ATLANTA, GA, 30309

SEND SUBSEQUENT TAX BILLS TO:
NINA SRIRAM
440 N McCLURG CT #1107
CHICAGO, IL, 60611

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1107-S IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

P.I.N.: 17-10-219-034-1192

c/k/a: 440 North McClurg Court, Unit 1107, Chicago, Illinois 60611

County of Cook Clerk's Office