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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



2306034023D

Doc# 2306034023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 11:23 AM PG: 1 OF 5

THE GRANTORS, Thomas E. Luther and Marcia Elkin, husband and wife, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY and WARRANT to Sandhya Yanamadala and Ashok Yanamadaia, wife & husband as joint tenants with the right of survivorship, of EX not as tenants in common or as joint tenants, but as tenants by the entirety, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit: * 11 upper white oak Dr. Weldon Spring MO

SEE LEGAL DESCRIPTION "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2022, and subsequent years.

Permanent Real Estate Index Number(s): 17-09-113-018-1214 & 17-09-113-018-1365

Address of Real Estate: 700 Larrabee Street, Unit 2011, Chicago, IL 60654

Dated this 17 of February, 2023.

*64-147

Thomas E. Luther

Marcia Elkin

PROPER TITLE, LLC

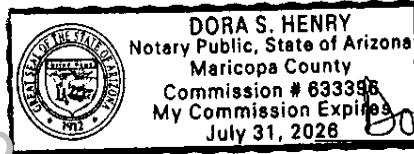
PT23-90212
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas E. Luther and Marcia Elkin, personally known to me to be the same persons whose names Thomas E. Luther and Marcia Elkin, 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 dated this 17 of February, 2023.



Dora S. Henry (Notary Public)

Prepared By: Tharp & Associates, Ltd.
102 North Evergreen
Arlington Heights, Illinois 60004

Mail To:
Julie Levin Lehrman
Atty at law
441 Westgate Rd
Deerfield, IL 60015

Name & Address of Taxpayer:
Sandhya K. Kshok Yunnamkudala
11 Upper Whitmore Dr
Walden Spring, MA 03304

Property of Cook County Clerk's Office

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Exhibit A

Parcel 1:

Unit 2011 and Garage Unit GU-147 in the River Place on the Park Condominium, as delineated on a Survey of the following described property:

Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in Block 81, lying East and adjoining the East Dock line of the North Branch of the Chicago River, as now located in Russell, Mather and Roberts Second Addition to Chicago, being a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying East of the North Branch of the Chicago River, together with Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in Block 82 (except the East 30 feet of said Lots used as Roberts Street), in Russell, Mather and Roberts Second Addition to Chicago, being a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying East of the North Branch of the Chicago River, together with the strip of land 66.00 feet in width lying between the aforesaid Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in said Block 81 and said Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in said Block 82 which strip, formerly known as Roberts Street, constitutes all of the land lying between said Lots in Block 81 and said Lots in Block 82, all in said Russell, Mather and Roberts Second Addition to Chicago described as follows:

Commencing at the intersection of the West line of North Larrabee Street and the North line of West Erie Street; thence North along said West line of North Larrabee Street, a distance of 206.14 feet to a point 85.18 feet South of the intersection of the Westerly extension of the North line of West Huron Street and the point of beginning of this description; thence continuing North along said West line of North Larrabee Street, a distance of 335.68 feet to the Easterly extension of the South face of an 8 story brick building; thence West along said South face of an 8 story brick building at an angle of 89 degrees 58 minutes 55 seconds to the right with the last described line, a distance of 218.31 feet to the Easterly Dock line of the North Branch of the Chicago River; thence South along said Easterly Dock line at an angle of 90 degrees 49 minutes 57 seconds to the right with the last described line, a distance of 199.33 feet; thence continuing South along said Easterly Dock line at an angle of 178 degrees 42 minutes 26 seconds to the right with the last described line, a distance of 38.27 feet; thence continuing South along said Easterly Dock line at an angle of 178 degrees 13 minutes 08 seconds to the right with the last described line, a distance of 80.25 feet; thence continuing South along said Easterly Dock line at an angle of 178 degrees 24 minutes 51 seconds to the right with the last described line, a distance of 15.55 feet; thence East at an angle of 94 degrees 27 minutes 47 seconds to the right with the last described line, a distance of 216.63 feet to the point of beginning, in Cook County, Illinois, excepting therefrom the North 185 feet thereof.

Which Survey is attached to the Declaration of Condominium recorded as Document No. 0621931005, as amended from time to time, together with their undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Storage Space S-216, a limited common element, as delineated on the Survey attached to the Declaration aforesaid, recorded as Document No. 0621931005, as amended from time to time.

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REAL ESTATE TRANSFER TAX

27-Feb-2023



CHICAGO:

3,525.00

CTA:

1,410.00

TOTAL:

4,935.00

17-09-113-018-1214 | 20230201658204 | 2-053-783-376

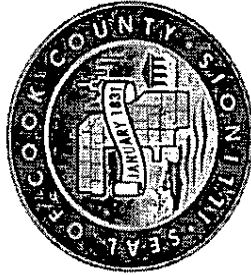
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

27-Feb-2023



COUNTY:
ILLINOIS:
TOTAL:

235.00
470.00
705.00

17-09-113-018-1214

20230201658204

0-438-910-800

Property of Cook County Clerk's Office