

# UNOFFICIAL COPY

**WARRANTY DEED**  
Illinois Statutory  
(Individual to Individual)

**AFTER RECORDING MAIL TO:**  
Janaka G. Welikala and Shail M. Ghaey  
2550 N. Lakeview Ave., #N2001  
Chicago, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**  
Janaka G. Welikala and Shail M. Ghaey  
2031 N. Fremont St.  
Chicago, IL 60614

TT22-31117 KA 10F2  
V98



Doc# 2310257004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2023 09:50 AM PG: 1 OF 3

Above space for Recorder's use only

THE GRANTORS: Nancy A. Perry and Alan M. Berry, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEY and WARRANT to THE GRANTEES: Janaka Gerard Welikala and Shail Meera Ghaey, a married couple, of 2550 N. Lakeview Ave., Unit N2001, Chicago IL 60614, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 36 IN BLOCK 7 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32 AND SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-32-227-013-0000  
Address of Real Estate: 2031 N. Fremont St., Chicago, IL 60614


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 forever.

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.

## SIGNATURES & NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE



**This instrument was prepared by:**

Ashen Law Group  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

REAL ESTATE TRANSFER TAX		12-Apr-2023
	CHICAGO:	12,907.50
	CTA:	5,163.00
	<b>TOTAL:</b>	<b>18,070.50 *</b>

14-32-227-013-0000 | 20221201619645 | 2-029-741-264

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

REAL ESTATE TRANSFER TAX		12-Apr-2023
	COUNTY:	860.50
	ILLINOIS:	1,721.00
	<b>TOTAL:</b>	<b>2,581.50</b>

14-32-227-013-0000 | 20221201619645 | 1-595-040-976

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WARRANTY DEED SIGNATURE PAGE 1 OF 2

Dated this 14 day of December, 2022

Nancy A. Berry  
Nancy A. Berry

-See attached-  
Alan M. Berry

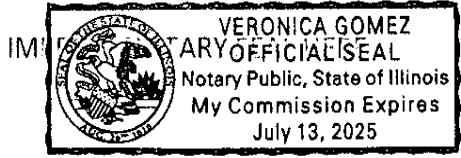
STATE OF ILLINOIS        )  
  ) SS.:  
COUNTY OF COOK        )

I, Veronica Gomez the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nancy A. Berry and ~~Alan M. Berry~~, 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 a 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 14<sup>th</sup> day of December, 2022

My commission expires on July 13<sup>th</sup>, 2025

Veronica Gomez  
NOTARY PUBLIC



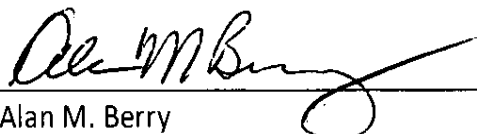
IM  
Cook County Clerk's Office

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WARRANTY DEED SIGNATURE PAGE 1 OF 2

Dated this 15<sup>th</sup> day of December, 2022

- see attached -  
Nancy A. Berry

  
Alan M. Berry

STATE OF ILLINOIS        )  
  ) SS.:  
COUNTY OF COOK        )

I, Sonia Grandfield the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~Nancy A. Berry~~ and Alan M. Berry, 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 a 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 15<sup>th</sup> day of December, 2022

My commission expires on 9/2, 2024

  
NOTARY PUBLIC



Cook County Clerk's Office