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INSTRUMENT PREPARED BY:
Colleen Chinlund, Attorney at Law
3514 N. Leavitt Street
Chicago, Illinois 60618
Commitment No.: 406545296T

Doc#: 2403341168 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2024 01:12 PM Pg: 1 of 3

Dec ID 20240201625093
ST/CO Stamp 0-599-825-456 ST Tax \$1,167.50 CO Tax \$583.75
City Stamp 1-419-320-368 City Tax: \$12,258.75


RETURN TO:

Nicholas Patrick Miller
Anita Kalhan
2436 W Carmen Avenue
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		01-Feb-2024
		COUNTY: 583.7
		ILLINOIS: 1,167.5
		TOTAL: 1,751.2
13-12-403-033-0000	20240201625093	0-599-825-456

TAX BILLS TO:

Nicholas Patrick Miller
Anita Kalhan
2436 W Carmen Avenue
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		01-Feb-2024
		CHICAGO: 8,756.25
		CTA: 3,502.50
		TOTAL: 12,258.75 *
13-12-403-033-0000	20240201625093	1-419-320-368

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

WARRANTY DEED

THE GRANTOR:

✓
Ravi Allada, as Trustee of the Ravi Allada Trust Agreement dated July 21, 2011 and Ravi Allada, as an Individual and Meghan Carey, as an Individual; both as husband and wife as Tenants in Common of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) Dollars and other valuable considerations in hand paid, CONVEYS to:

Nicholas Patrick Miller and Anita Kalhan, Husband and Wife
as Tenants by the Entirety of Chicago, Illinois.

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

(SEE LEGAL DESCRIPTION MARKED AS "EXHIBIT A" ATTACHED HERETO)

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

SUBJECT TO the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 13-12-403-033-0000

Address of Real Estate: 2436 W Carmen Avenue, Chicago, Illinois 60625

✓ STC 222695368
LPI

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LEGAL DESCRIPTION

EXHIBIT "A"

Lot 46 in Richard Rusk's Subdivision of Lot 3 in Bowman's First Subdivision and Lots 11 and 12 in the Town of Bowmanville in the East Half of South East Quarter of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-12-403-033-0000

Address of Real Estate: 2436 W Carmen Avenue, Chicago, Illinois 60625

Property of Cook County Clerk's Office