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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 49625

TAX BILLS TO:

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

REAL ESTATE	TRANSFER	TAX	01 -Feb-20 2
741.2 102.200		COUNTY:	583.7
		(LLINOIS: TOTAL:	1,167.5 1,751.2
13-12-403-	033-000D	20240201625093	0-599-825-456

REAL ESTATE	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
	include any applicable pecal	

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 Carcy, as an Individual; both as husband and wife as Tenants in Common of the City of Chicago, Conty 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, Hu wand 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

UNOFFICIAL COPY

DATED this 29 day of January, 2024

Ravi Allada, as an Individual and Ravi Allada, as Trustee of the Ravi Allada Trust Agreement dated 7/21/2011, Grantor Meghan Carey, Grantor

STATE OF COUNTY OF COUNTY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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, are 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 there in set forth, including the release and waiver of the right of homestead.

Given under my hand and official seat, this

dey of January, 2024.

NOTARY PUBLIC

My Commission Expires:

OFFICIAL F.EAL.

MARIO LUNA

NOTARY PUBLIC, STATE OF ILL MOUN

MY COMMISSION EXPIRES: 80 9/2011

2403341168 Page: 3 of 3

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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

Ino.

2436)

Or Cook County Clark's Office Address of Real Estate. 2436 W Carmen Avenue, Chicago, Illinois 60625