

UNOFFICIAL COPY

WARRANTY DEED

Return to:

Law Offices of Elina Golod, Ltd.
1016 West Madison Street, Suite 1C
Chicago, Illinois 60607

Send tax bills to:

Archana Nalluswami and Siddharth Sathyam
1711 North Rockwell Street, Unit 2N
Chicago, Illinois 60647

Doc#: 2412202045 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/1/2024 9:56 AM Pg: 1 of 3

Dec ID 20240401689768

ST/Co Stamp 1-145-162-032 ST Tax \$761.00 CO Tax \$380.50

City Stamp 0-508-676-400 City Tax \$7,990.50

THE GRANTOR, Nicholas Tountasakis, a single man, of 1711 North Rockwell Street, Unit 2N, Chicago, Illinois 60647, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the GRANTEEES, Archana Nalluswami and Siddharth Sathyam husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, of 555 Crooked Stick Drive, Mechanicsburg, Pennsylvania 17050, the following described real estate:

PARCEL 1: UNIT 2N IN THE 1709-11 NORTH ROCKWELL STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0918245068 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACES NUMBERS P-1; P-2 AND STORAGE SPACE NUMBER S-2 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0918245068.

TAX ITEM NUMBER: 13-36-421-043-1003

POST OFFICE ADDRESS: 1711 North Rockwell Street, Unit 2N, Chicago, Illinois 60647

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;

TO HAVE AND TO HOLD said premises forever.

[Signature(s) on following page]

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IN WITNESS WHEREOF, the GRANTOR has caused this WARRANTY DEED to be executed and delivered the day and year below written.

Signed, sealed and delivered in the presence of:

Nicholas Tountasakis

Nicholas Tountasakis

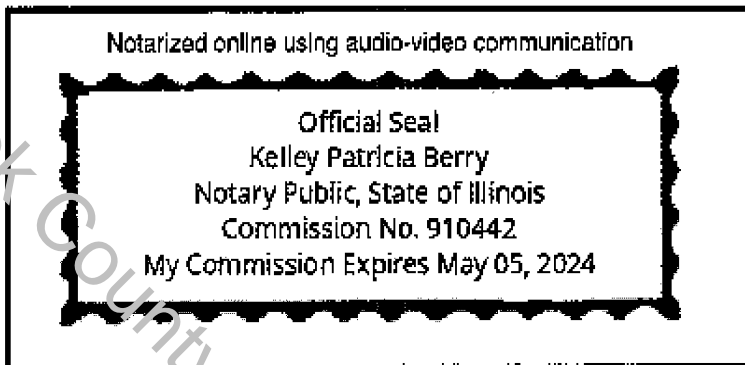
STATE OF ILLINOIS
COUNTY OF MCHENRY

The foregoing instrument was acknowledged before me by means of online notarization this 26th day of April, 2024, by Nicholas Tountasakis.

Kelley Patricia Berry

Signature of Notary Public

Kelley Patricia Berry, Electronic Notary Public



Personally Known: _____ OR Produced Identification: _____

Type of Identification Produced: Driver's License

This WARRANTY DEED was prepared without opinion by:

Matthew A. Quick, Attorney at Law

Attorney Matthew Quick, P.C.

900 North Shore Drive, Suite 166

Lake Bluff, Illinois 60044

P: 224.377.1700

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**CHICAGO TITLE
COMPANY**


LEGAL DESCRIPTION

Order No: 24GNW787385LF

For APN/Parcel ID(s): 13-36-421-043-1003


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REAL ESTATE TRANSFER TAX		30-Apr-2024
	CHICAGO:	5,707.50
	CTA:	2,283.00
	TOTAL:	7,990.50 *

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

REAL ESTATE TRANSFER TAX		30-Apr-2024
	COUNTY:	380.50
	ILLINOIS:	761.00
	TOTAL:	1,141.50

13-36-421-043-1003 | 20240401669768 | 1-145-162-032