

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, *Ryan Axel Schult*, a single man, of 525 West Superior Street, Unit 709, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Shirin Komanduri*, a single woman and *Liam Komanduri*, a single man, of 1601 West Ohio Street, Unit 2, Chicago, Illinois, not as tenants in common and not as tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Doc#: 2415514282 Fee: \$107.00
 CEDRIC GILES
 COOK COUNTY CLERK'S OFFICE
 Date 6/3/2024 12:57 PM Pg: 1 of 2

Dec ID 20240501603736
 ST/Co Stamp 0-286-078-256 ST Tax \$525.00 CO Tax \$262.50
 City Stamp 0-806-483-824 City Tax \$5,512.50

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; 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.

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 not in tenancy in common and not in tenancy by the entirety, but in joint tenancy forever.

Address of Real Estate: 525 West Superior Street, Unit 709 & GU-64, Chicago, Illinois, 60654

Permanent Real Estate Index Number: 17-09-118-015-1398 AND 17-09-118-015-1275

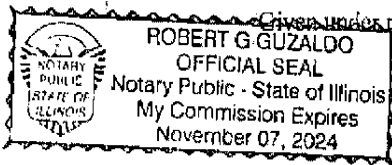
DATED this 15th day of May, 2024

Ryan Axel Schult
 RYAN AXEL SCHULT

State of Illinois
 County of Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Ryan Axel Schult*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



Given under my hand and official seal, this 15th day of May, 2024.

Robert G. Guzaldo
 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices LLC, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:
 Shirin Komanduri and Liam Komanduri
 525 West Superior Street, Unit 709
 Chicago, Illinois 60654

SEND SUBSEQUENT TAX BILLS TO:
 Shirin Komanduri and Liam Komanduri
 525 West Superior Street, Unit 709
 Chicago, Illinois 60654

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LEGAL DESCRIPTION

PARCEL 1: UNITS 709 AND GU-64, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN THE RIVER NORTH COMMONS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 12, 1999 AS DOCUMENT NUMBER 09066756 IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-190, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0966756.

Address of Real Estate: 525 West Superior Street, Unit 709 & GU-64, Chicago, Illinois 60654

Permanent Real Estate Index Number: 17-09-118-015-1398 AND 17-09-118-015-1275

Property of Cook County Clerk's Office