

UNOFFICIAL COPY

Warranty Deed



Doc#: 1616929057 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2016 12:10 PM Pg: 1 of 2

ILLINOIS

H 76553

Above Space for Recorder's Use Only

THE GRANTOR(s) **STELLA M. TESTAI**, and **RUBEN D. TESTAI HUSBAND AND WIFE** 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 considerations in hand paid, CONVEY(s) and WARRANT(s) to:

ANKEET PATEL AND PRAGNA PATEL OF 1228 PORCHESTER CIRCLE, CAROL STREAM, ILLINOIS 60188 AS JOINT TENANTS AND NOT TENANTS IN COMMON of the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 23 IN BLOCK 7 IN JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

SUBJECT TO: General taxes for tax year 2015 second installment and subsequent years; Covenants, conditions and restrictions of record, if any;

This is not homestead property of the Grantor or of her spouse.

Permanent Real Estate Index Number(s): 13-36-326-035-0000

Address(es) of Real Estate:
3044 WEST NORTH AVENUE, CHICAGO, ILLINOIS 60647

The date of this deed of conveyance is 06/15/2016.

(SEAL) STELLA M. TESTAI

(SEAL) RUBEN D. TESTAI

REAL ESTATE TRANSFER TAX

17-Jun-2016



COUNTY: 380.00
ILLINOIS: 760.00
TOTAL: 1,140.00

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

13-36-326-035-0000

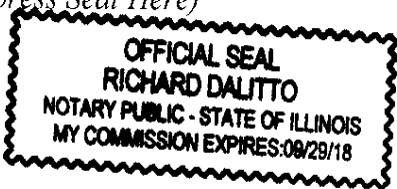
| 20160601617457 | 1-478-858-048

CCRD REVIEW -

UNOFFICIAL COPY

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 STELLA M. TESTAI, and RUBEN D. TESTAI, personally known to me to be the same person(s) whose name(s) is(are) 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 the release and waiver of the right of homestead.

(Impress Seal Here)




Given under my hand and official seal 6/15/2016.

Richard Dalitto
Notary Public

(My Commission Expires) 9-29-18

Mail to & Tax Bills to:
Pragna Patel
1228 Porchester Circle
Carol Stream IL 60188

| | | |
|---|---------------|-------------------|
| REAL ESTATE TRANSFER TAX | | 17-Jun-2016 |
|  | CHICAGO | 5,700.00 |
| | CIA: | 2,280.00 |
| | TOTAL: | 7,980.00 * |
| 13-36-326-035-0000 20160601617457 2-598-644-032 | | |
| * Total does not include any applicable penalty or interest due. | | |