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Doc# 1809319045 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 01:27 PM PG: 1 OF 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), Hasmukh B. Thakkar and Dharmista Thakkar, husband and wife, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO ~~Claudia H. Esparza~~, single, 2022 York St., Blue Island, IL 60406,, the following described real estate, to-wit:

CAYI REALTY LLC

LOT TWENTY (20) AND LOT TWENTY-ONE (21) IN BLOCK TWO (2) IN MARCUS M. HUEBSCH'S SUBDIVISION OF BLOCK SEVEN (7) (EXCEPT THE WEST HALF (1/2) OF THE WEST HALF (1/2) THEREOF) OF BLOCK EIGHT (8) IN MAHAN'S SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-13-130-033-0000 and 034

Address of Real Estate: 2844-46 W 59th St, Chicago, IL 60629

Subject to the following restrictions: a) all taxes and special assessments for the year 2017 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23rd Day of March, 2018

Hasmukh B. Thakkar
Hasmukh B. Thakkar

Dharmista Thakkar
Dharmista Thakkar

180931 1/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

R

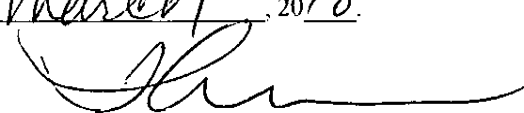
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STATE OF ILLINOIS)

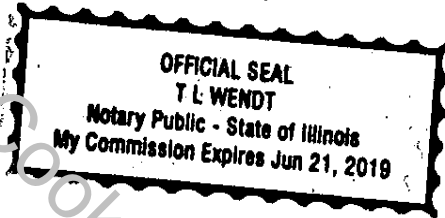
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Hasmukh B. Thakkar and Dharmista Thakkar, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 23rd day of March, 2018.


Notary Public

This Instrument was prepared by:
Tammy Wendt
The Herbert Law Firm
206 S Jefferson St, Suite 100
Chicago IL 60661



Future Tax Bills to:

Claudia H. Esparza
2844-46 W. 54th St.
Chicago, IL. 60629



After recording return document to:

Claudia H. Esparza
2844-46 W. 54th St.
Chicago, IL. 60629

REAL ESTATE TRANSFER TAX		30-Mar-2018
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00 *

19-13-130-033-0000 | 20180301626073 | 1-722-969-632

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

REAL ESTATE TRANSFER TAX		03-Apr-2018
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00

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