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Chicago Title Insurance Company

Doc#: 1910106109 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/11/2019 12:28 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

19510114LV-BM by [Signature]

10

Dec ID 20190401641818
ST/CO Stamp 0-434-422-688 ST Tax \$271.00 CO Tax \$135.50
City Stamp 0-702-858-144 City Tax: \$2,845.50

THE GRANTOR(S), Deborah J. Fox, an unmarried woman, of Chicago, Illinois, for and in consideration of Ten Dollars in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Rajan Shahi Khadgi, an unmarried man, of 1022 W. Winona Street, Chicago, Illinois 60640, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: general real estate taxes not yet due and payable; 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.

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

Permanent Real Estate Index Number(s): 10-36-228-054-1005

Address(es) of Real Estate: 2616 West Pratt Boulevard, Chicago, Illinois 60645

Dated this 10th day of April, 2019

[Signature]
Deborah J. Fox

REAL ESTATE TRANSFER TAX		10-Apr-2019
	CHICAGO:	2,032.50
	CTA:	813.00
	TOTAL:	2,845.50 *

10-36-228-054-1005 | 20190401641818 | 0-702-858-144

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

REAL ESTATE TRANSFER TAX		10-Apr-2019
	COUNTY:	135.50
	ILLINOIS:	271.00
	TOTAL:	406.50

10-36-228-054-1005 | 20190401641818 | 0-434-422-688

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STATE OF ILLINOIS, COUNTY OF LAKE ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Deborah J. Fox, an unmarried woman, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 10 day of April 2019



[Signature] (Notary Public)

Prepared By:

Randy P. Evangelides
785 Wexford Court
Grayslake, Illinois 60030

Mail To:

Leon C. Rane
555 Willow Road
Winnetka, IL 60093

Name & Address of Taxpayer:

Rajan Shahi Khadgi
2616 West Pratt Boulevard, Unit 5
Chicago, IL 60645

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 19ST01114LV

For APN/Parcel ID(s): 10-36-228-054-1005

Unit 5 as delineated on Survey of Lots 37, 38, 39, 40, 41 and 42 in Block 9 in the National City Realty Company's Second Addition to Rogers Park Manor, a Subdivision of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, North and South of the Indian Boundary line in Cook County, Illinois, which Survey is attached as Exhibit 'A' to Declaration by the Cosmopolitan National Bank, as Trustee under trust number 18551, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document 21115597, and registered in the Office of the Registrar of Titles of Cook County, Illinois as document 2495725; together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration of Condominium and Survey)

Property of Cook County Clerk's Office