

# UNOFFICIAL COPY

Doc#: 1920449252 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/23/2019 01:50 PM Pg: 1 of 3

## WARRANTY DEED STATE OF ILLINOIS

Dec ID 20190501684412  
ST/CO Stamp 0-917-041-248 ST Tax \$1,450.00 CO Tax \$725.00  
City Stamp 2-070-268-000 City Tax: \$15,225.00

*Above Space for Recorder's Use Only*

**THE GRANTORS, BRANDON BERGER AND SARA BERGER, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,**

**CONVEYS AND WARRANTS TO ELLIOT WHEELER AND ROSHNI SHAH, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON BUT AS TENANCY BY THE ENTIRETY**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

**SEE ATTACHED LEGAL DESCRIPTION.**


**PROPERTY ADDRESS: 3300 NORTH HAMILTON AVENUE, CHICAGO, ILLINOIS 60618-6217**  
**PERMANENT INDEX NUMBER(S): 14-19-320-046-0000**

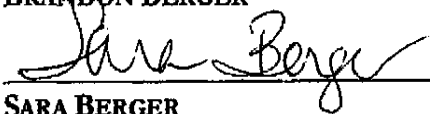
SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEES; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: June 19, 2019

**Chicago Title 19GSC017079NA RJL 1 OF 3**

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**BRANDON BERGER** (SEAL)

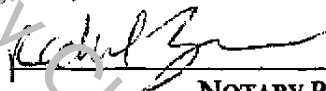
  
\_\_\_\_\_  
**SARA BERGER** (SEAL)

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **BRANDON BERGER AND SARA BERGER**, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS 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 15 DAY OF JUNE, 2019.



  
\_\_\_\_\_  
**NOTARY PUBLIC**

MY COMMISSION EXPIRES: \_\_\_\_\_

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Elliot Wheeler and Roshni Shah 3300 N. Hamilton Ave Chicago, IL 60618-6217	Elliot Wheeler & Roshni Shah 3300 N Hamilton Ave Chicago IL 60618

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 19GSC017079NA

For APN/Parcel ID(s): 14-19-320-046-0000

LOT 30 IN BLOCK 13 IN C.T. YERKS SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43, AND 44 ALL IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST 1/2 OF THE SOUTHEAST QUARTER ) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office