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Doc#: 1930546128 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/01/2019 09:30 AM Pg: 1 of 3

Dec ID 20191001623104
ST/CO Stamp 1-881-170-272 ST Tax \$515.00 CO Tax \$257.50
City Stamp 0-088-485-472 City Tax: \$5,407.50

MIH-Cat 10/25/19

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTORS, NICHOLAS ZIEGLER and MICHELLE EHLERT-ZIEGLER, n/k/a MICHELLE ZIEGLER, husband and wife, of 223 W 9th Street, Unit A, of Cincinnati, County of HAMILTON, State of OH, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ABHINAV BRAHMAMDAM, of Chicago, IL, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Heroby 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): 14-20-220-038-1003.
Address(es) of Real Estate: 3713 N. Sheffield Ave., Unit 3, Chicago, IL 60613.

Dated this 25 day of October, 20 19.


NICHOLAS ZIEGLER


MICHELLE EHLERT-ZIEGLER, n/k/a
MICHELLE ZIEGLER

Warranty Deed - Individual

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STATE OF OHIO, COUNTY OF HAMILTON ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICHOLAS ZIEGLER and MICHELLE BHLERT-ZIEGLER, n/k/a MICHELLE ZIEGLER, husband and wife, 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 in the 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 25 day of OCTOBER, 2019.



RYAN ALEXANDER HAZARD
Notary Public, State of Ohio
My Comm. Expires Dec. 20, 2023
Recorded in Warren County

Ryan Alexander Hazard (Notary Public)

Prepared by:

Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:

Mort Rubin, Esq.
Law office of Morton Rubin
3330 Dundee Rd C4
Northbrook, IL 60062

Name and Address of Taxpayer:

ABHINAV BRAHMAMQAM
2617 Kipling Drive
Springfield, IL 62711

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EXHIBIT "A"

PARCEL 1:

UNIT 3 IN THE 3713 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH HALF OF LOT 11 IN BLOCK 5 IN BUCKINGHAM 2ND ADDITION TO LAKEVIEW IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 30, 2002 AS DOCUMENT NUMBER 0020126623 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020126623.

Property of Cook County Clerk's Office