

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 1933908159 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/05/2019 09:35 AM Pg: 1 of 2

Dec ID 20191101656552  
ST/CO Stamp 0-984-013-152 ST Tax \$447.00 CO Tax \$223.50  
City Stamp 1-186-961-760 City Tax: \$4,693.50

Mail to:

Prinya Dhar  
1740 Marshfield Ave #23  
Chicago IL 60622

Name & address of taxpayer:

Cherie P. Dhar  
1740 Marshfield Ave #23  
Chicago, IL 60622

THE GRANTOR(S) Theodore Gardner, married to Kathryn Elizabeth Gardner of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Cherie P. Dhar, Prinya An unmarried woman, of 1740 Marshfield Ave, #23, Chicago, IL 60622 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT D-23 IN MARSHFIELD LOFTS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 TO 6 BOTH INCLUSIVE AND THE NORTH 12 3/4 INCHES OF LOT 7, ALL IN DILLARD'S RESUBDIVISION OF LOTS 70 TO 87 BOTH INCLUSIVE, AND LOTS 99 TO 116 BOTH INCLUSIVE IN J. G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON NOVEMBER 9, 1993 AS DOCUMENT 93912837 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 93912837 IN COOK COUNTY, ILLINOIS.

~~Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways~~

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

The undersigned, Kathryn Elizabeth Gardner, Being the spouse of the Grantor, hereby waives all present or future interest, right and title which he/she may currently possess or acquire in the future in the property out of his/her homestead rights, marital property rights, curtesy or dower. If any property interest is created through operation of law or otherwise, the undersigned, agrees that this instrument is consented to and is valid as to the entire parcel.

Permanent index number(s) 14-31-422-034-1023

Property address: 1740 Marshfield Ave, #23, Chicago, IL 60622

DATED this 1<sup>st</sup> day of Nov, 2019.

FIDELITY NATIONAL TITLE

DP19030835  
172

# UNOFFICIAL COPY

*Theodore J Gardner*  
\_\_\_\_\_  
Theodore Gardner

*Kathryn Elizabeth Gardner*  
\_\_\_\_\_  
Kathryn Elizabeth Gardner, executed solely for the purpose of waiving homestead rights

## WARRANTY DEED

Statutory (Illinois)

*Maine*

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 Theodore Gardner and Kathryn Elizabeth Gardner

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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 11 day of November, 2014.


Commission expires Aug 9, 2025

*Kelsey Witham*  
\_\_\_\_\_



Recorder's Office Box No.

**KELSEY WITHAM**  
Notary Public  
Maine  
My Commission Expires Aug. 9, 2025

**NAME AND ADDRESS OF PREPARER:**  
Kevin Camden  
Camden Law Office, LLC  
8072 Tennessee Ave.  
Willowbrook, IL 60527

REAL ESTATE TRANSFER TAX		29-Nov-2019
	CHICAGO:	3,352.50
	CTA:	1,341.00
	TOTAL:	4,693.50 *

14-31-422-034-1023 | 20191101658552 | 1-888-981-760  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Nov-2019
	COUNTY:	223.50
	ILLINOIS:	447.00
	TOTAL:	670.50

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