

# UNOFFICIAL COPY

Doc#: 2020520218 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/23/2020 11:32 AM Pg: 1 of 2

Dec ID 20200601602506  
ST/CO Stamp 0-092-771-040 ST Tax \$405.00 CO Tax \$202.50

## WARRANTY DEED

THE GRANTORS, Vijay B. Chand and Jyoti Kumari Chand, husband and wife, of Village of Lemont, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Leland Wagner and Hannah Wagner, husband and wife of City of Lemont, County of Cook, State of IL, as tenants by entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 172 IN KETTERING P.U.D. UNIT ONE, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED AUGUST 18, 2014 AS DOCUMENT 1423029019, IN COOK COUNTY, ILLINOIS.

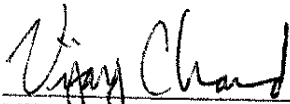
Property Address: 13657 ANNE DR LEMONT, IL 60439  
Parcel ID Number: 22-34-413-008-0000

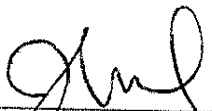
SUBJECT TO: Covenants, conditions, and restrictions of record and General real estate taxes for the years "2019" and subsequent tax years

2nd installment

**THIS IS NOT A HOMESTEAD PROPERTY.**

Dated this June 8, 2020.

  
\_\_\_\_\_  
Vijay B. Chand

  
\_\_\_\_\_  
Jyoti Kumari Chand

File nr: AT 200424  
After recording mail to:  
Atlanta Title, LLC.  
6444 Ed. Dwyer Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

V2

# UNOFFICIAL COPY

STATE OF IL )  
 )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Vijay B. Chand and Jyoti Kumari Chand, 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.

Given under my hand and official seal, this June 8<sup>th</sup>, 2020.

*Sara Ann Higgins*  
\_\_\_\_\_  
(Notary Public)

**Prepared by:**  
Raj P. Sanghvi  
Sanghvi Law Group  
29 E Madison # 1000  
Chicago, IL 60602



**Mail To:**  
Leland & Hannah Wagner  
13657 Anne Dr  
Lemont IL 60439

**Name and Address of Taxpayer:**  
same as mailing

Property of COOK County Clerk's Office