

# UNOFFICIAL COPY

Doc#: 2025307404 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2020 02:14 PM Pg: 1 of 2

Dec ID 20200701632416  
ST/CO Stamp 0-043-235-040 ST Tax \$650.00 CO Tax \$325.00  
City Stamp 1-987-278-560 City Tax: \$6,825.00

## WARRANTY DEED

(Individual to Individual)

### THE GRANTOR

Luis Contreras\* and Sonia Lopez\*\*  
Tenants in Common, of  
4151 N. Kilpatrick Avenue  
\* An Unmarried man  
\*\* An Unmarried woman

(The Above Space for Recorder's Use Only)


of the City of Chicago of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to THE GRANTEE

**Neha Chandra and Jenifa Daniel Pandian Samuel, husband and wife, not as Joint Tenants and not as Tenants in Common, but as Tenants by the Entirety, of 774 W. Roanoke Court, Palatine, IL 60067**

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See attached for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** 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; and general real estate taxes not due and payable at the time of Closing.

Property Index Number (PIN): 13-15-310-024-0000  
Address of Real Estate: 4151 N. Kilpatrick Avenue, Chicago, IL 60641

DATED this 16 day of July, 2020.

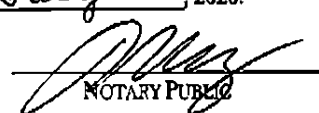
  
\_\_\_\_\_  
LUIS CONTRERAS (SEAL)

  
\_\_\_\_\_  
SONIA LOPEZ (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Luis Contreras and Sonia Lopez 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 official seal, this 16 day of July, 2020.

Commission expires 02-21 2022

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



This instrument was prepared by: Terry D. Slaw, 3315 Algonquin Rd #202, Rolling Meadows, IL 60008.

PRECISION TITLE

PT020-1024572

**UNOFFICIAL COPY****Legal Description**of premises commonly known as **4151 N. Kilpatrick Avenue, Chicago, IL 60641**

**PARCEL 1: THE SOUTH 25.00 FEET OF THE NORTH 34.00 FEET OF LOTS 10 TO 14, INCLUSIVE, (EXCEPTING THOSE PARTS OF LOTS 13 AND 14 DEDICATED FOR PUBLIC ALLEY) IN BLOCK 54 IN LOMBARD'S ADDITION TO MONTROSE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY RESERVATION AND GRANT OF EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES RECORDED AS DOCUMENT NUMBER 0710815091.**

**REAL ESTATE TRANSFER TAX**

20-Jul-2020



COUNTY:	325.00
ILLINOIS:	650.00
TOTAL:	975.00

13-15-310-024-0000 | 20200701632416 | 0-043-235-040

**REAL ESTATE TRANSFER TAX**

20-Jul-2020



CHICAGO:	4,875.00
CTA:	1,950.00
TOTAL:	6,825.00 *

13-15-310-024-0000 | 20200701632416 | 1-987-273-580

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

MAIL TO:

Robert A. Horwitz, Esq.  
218 N. Jefferson Street, #401  
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Neha Chandila and Jenifa Daniel  
Pandlan Samuel  
4151 N. Kilpatrick Avenue  
Chicago, IL 60641