

# UNOFFICIAL COPY

Doc#: 2028121051 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 10/07/2020 10:17 AM Pg: 1 of 3

Dec ID 20200801666039

ST/CO Stamp 1-335-824-864 ST Tax \$590.00 CO Tax \$295.00

City Stamp 1-241-010-656 City Tax: \$6,195.00

This document prepared by:  
Howard & Howard Attorneys PLLC  
Christopher A. Cali, Esq.  
200 S. Michigan Ave. Suite 1100  
Chicago, Illinois 60604

**FIRST AMERICAN TITLE**  
**FILE #** 3006396

**WARRANTY DEED**

**THE GRANTOR, 3332 WEST NORTH AVENUE, LLC**, an Illinois limited liability company, with an address of 4237 N. Lincoln, Chicago, Illinois 60618, for and in consideration of *Ten and No/100* (\$10.00) Dollars, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS to GRANTEE, HARSH THAKKAR, a single man of 9715 Kildare Ave, Skokie, IL**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:  
3332 W. North Ave  
Chicago, Illinois 60647

Permanent Real Estate Index Number(s): 13-35-421-042-0000

**SUBJECT TO:** General Real Estate Taxes not yet due and payable at the time of Closing; private and public utility easements; covenants and restrictions of record so long as they do not impede Buyer's rights to use the Property for residential purposes; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed or unconfirmed.

**THIS IS NOT HOMESTEAD PROPERTY**

DATED this 6<sup>th</sup> day of August 2020.

# UNOFFICIAL COPY

GRANTOR:

**3332 WEST NORTH AVENUE, LLC,**  
an Illinois limited liability company

By: [Signature]  
Name: Michael Root  
Title: Manager

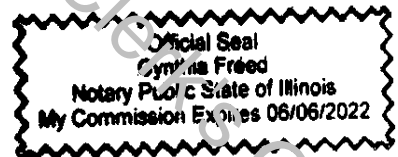
STATE OF ILLINOIS        )  
  )ss:  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Root as Manager of 3332 WEST NORTH AVENUE, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of August, 2020.

[Signature]  
Notary Public

Mail all future tax bills to:  
Harsh Thakkar  
3332 W. North Ave  
Chicago, IL 60647



Mail recorded deed to:  
Kimberly Brumirski  
Law Offices of Sandra K. Burns  
348 Lathrop Avenue  
River Forest IL 60305

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION OF REAL ESTATE

LOT 21 IN DELAMATER'S RESUBDIVISION OF BLOCK 22 IN E SIMON'S  
SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH,  
RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as:

3332 W. North Ave

Chicago, Illinois 60647

PIN: 13-35-421-042-0000

4812-7663-0972, v. 1

Property of Cook County Clerk's Office