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THIS DOCUMENT WAS
PREPARED BY:
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Doc#: 2033407323 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/01/2020 11:18 AM Pg: 1 of 4

Dec ID 20201001642299
ST/CO Stamp 2-110-884-832 ST Tax \$525.00 CO Tax \$262.50
City Stamp 0-785-468-384 City Tax: \$5,512.50

WARRANTY DEED

THIS INDENTURE is made as of this 22nd day of October, 2020 by and between **Thomas J. Herrick and Susan Herrick, his wife as joint tenants**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Santosh Patel a Married MAN** of the City of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 13-23-204-035-0000
Address of Real Estate: 3912 North Christiana Avenue, Chicago, IL 60618

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

04-Nov-2020



CHICAGO:	3,937.50
CTA:	1,575.00
TOTAL:	5,512.50 *

13-23-204-035-0000 | 20201001642299 | 0-785-468-384

REAL ESTATE TRANSFER TAX

05-Nov-2020




COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50

13-23-204-035-0000 | 20201001642299 | 2-110-884-832


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

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 22nd day of October, 2020.



Thomas J. Herrick



Susan Herrick

Property of Cook County Clerk's Office

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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 Thomas J. Herrick and Susan Herrick, 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 this 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.

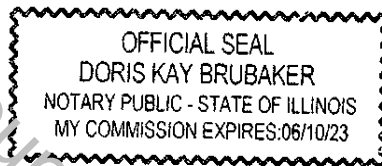
GIVEN under my hand and official seal, this 22nd day of October, 2020.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Santosh Patel
1830 FoxRIDGE CT
AURORA, IL 60502



After Recording Return To:

William Lundgren
55 W. Monroe St.
Suite 3330
Chicago, IL 60603

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Exhibit A - Legal Description

Lot 35 and the North 6 feet of Lot 34 in Block 2 Race's Subdivision of the East 1/2 of the North West 1/4 of the North East 1/4 and the West 1/2 of the North East 1/4 of the North East 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, lying North of Elston Road, in Cook County, Illinois.

Property of Cook County Clerk's Office