

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2102239213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/22/2021 01:18 PM Pg: 1 of 3

Dec ID 20201201687432
ST/CO Stamp 0-510-664-672 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-063-526-368 City Tax: \$2,047.50

FIRST AMERICAN TITLE
FILE # AF1003625

Preparer File: Donahue
FATIC No.: AF1003625

THE GRANTOR(S) Brian Donahue and Christina Donahue, husband and wife of the Village of Glen Ellyn, County of DuPage, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Equity Trust Company Custodian FBO Kumar Raichandani IRA, of Packwood, Washington, 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 and made a part hereof

SUBJECT TO: Real Estate Taxes for the 2nd installment of 2019 and subsequent years.

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

Permanent Real Estate Index Number(s): 16134030501003

Address(es) of Real Estate: 2408 West Flournoy Street, Unit 3
Chicago, Illinois 60612

Dated this 15th day of DECEMBER, 20 20

Brian Donahue
Brian Donahue

Christina Donahue
Christina Donahue



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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Donahue and Christina Donahue, personally known to me to be the same person(s) whose name(s) 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 15th day of December, 20 20.



Catherine M. Massarelli
Notary Public

Prepared by:
Eckhoff & Massarelli, P.C.
330 S. Naperville Road Suite 404
Wheaton, IL 60187

Mail to:
Lufvano Law, LLC
815 Hamson St. STE 210
Bah Park, IL 60304

Name and Address of Taxpayer: and grantee's address
KUMAR RAICHANDANI
P.O. Box 617
Redwood, WA 98361

CLERK OF COOK COUNTY



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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 3 IN THE 2408 WEST FLOURNOY CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 27.00 FEET OF THE WEST 54.00 FEET OF LOTS 6, 7, 8, 9 AND 10 IN THE SPAFFORD AND FOX SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00990223, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE PASSAGE, REPASSAGE AND PARKING OF AUTOMOBILES TO AND FROM THE LAND CONVEYED AND OVER AND UPON THE NORTHERLY 47.50 FEET OF THE FOLLOWING DESCRIBED TRACT: LOT 6 (EXCEPT THE NORTH 2 INCHES OF THE EAST 23 FEET THEREOF) AND ALL OF LOTS 7, 8, 9, AND 10 IN THE SPAFFORD AND FOX SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 13 AFORESAID CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED OCTOBER 21, 1930 AS DOCUMENT NUMBER 10773512) IN COOK COUNTY, ILLINOIS.

