

UNOFFICIAL COPY

Doc#: 2102917205 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 12:12 PM Pg: 1 of 3

Dec ID 20201201602073
ST/CO Stamp 0-957-251-552 ST Tax \$952.00 CO Tax \$476.00
City Stamp 0-630-489-056 City Tax: \$9,996.00

WARRANTY DEED

FIRST AMERICAN TITLE

FILE # 3056915

1743 Mozart, LLC, an Illinois limited liability company, **798 Clover Ridge Ln., Itasca, IL 60143** ("Grantor") for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration, **CONVEY(S) and WARRANT(S)** to **Rahul Kapoor and Jasmine Kapoor**, husband and wife, **1743 N. Mozart, Chicago, IL 60647** ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 13-36-323-003-0000

Address of Real Estate: 1743 N. Mozart St., Chicago, IL 60647

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, all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 12/29, 2020

1743 Mozart, LLC
An Illinois limited liability company

By: *Rudy Gandy*
Rudy Gandy, Manager

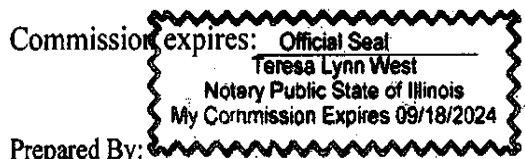
STATE OF Ill.)
COUNTY OF Cook) (SS)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Rudy Gandy, Manager of 1743 Mozart, LLC** is 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 29th day of December, 2020

Teresa Lynn West
Notary Public



Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Rahul Kapoor and Jasmine Kapoor
1743 N. Mozart St.
Chicago, IL 60647

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE NORTH 1/2 OF LOT 19 IN BLOCK 9 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-36-323-003-0000 (Vol. 531)

Property Address: 1743 N Mozart St, Chicago, Illinois 60647

Property of Cook County Clerk's Office