

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # AF1002214

Doc# 2103312064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 10:06 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210101605220
ST/CO Stamp 1-713-381-392 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-000-914-960 City Tax: \$2,520.00

THE GRANTOR

Bimal P. Singh
180 Martha
Bensenville, IL 60106

(The Above Space for Recorder's Use Only)

THE GRANTOR Bimal P. Singh, a married man, of 180 Martha, Bensenville, IL 60106 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Victor O. Thompson and Florence T. Thompson of 3771 W. Arthur Ave, Chicago, IL 60645, as husband and wife in 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 ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 10-36-321-067-0000 and 10-36-321-062-0000

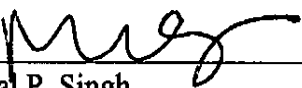
Property Address: 3117 W. Arthur Ave, Chicago, IL 60645

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

PROPERTY IS NOT HOMESTEAD FOR GRANTOR AND GRANTOR'S SPOUSE

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.

Dated this 6 day of January, 2021.



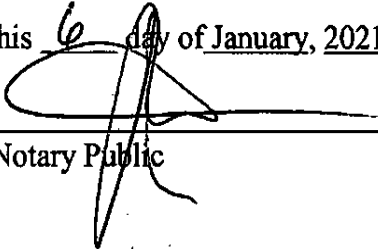
Bimal P. Singh

UNOFFICIAL COPY

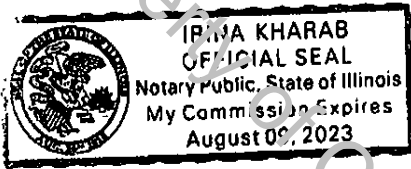
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bimal P. Singh 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 in the instrument as his 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 notarial seal, this 6 day of January, 2021.



Notary Public



THIS INSTRUMENT PREPARED BY
Richard Kim
Law Offices of CK & Associates, LLC
8930 Waukegan Rd., Ste. 210
Morton Grove, IL 60053

MAIL TO:

Law Offices of CK & Associates
8930 Waukegan Rd
Ste 210
Morton Grove, IL 60053

SEND SUBSEQUENT TAX BILLS TO:

Florence T. Thompson
3117 W. Arthur Ave
Chicago, IL 60645

EXHIBIT A

UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

LOTS 39 AND 40 (EXCEPT THE WEST 77.33 FEET THEREOF, AND EXCEPT AN EASEMENT OF THE SOUTH 3 FEET OF LOT 40, AND EXCEPT THE EAST 20 FEET OF THE SOUTH 23 FEET OF LOT 40) IN REINBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 22 FEET OF THE WEST 99.33 FEET OF LOT 41 (EXCEPT THE SOUTH 10 FEET THEREOF) IN REINBERG'S NORTH CHANNEL SUBDIVISION, IN THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 10-36-321-067-0000 (Vol. 504) and 10-36-321-062-0000 (Vol. 504)

Property Address: 3117 West Arthur Avenue, Chicago, Illinois 60645

Property of Cook County Clerk's Office

P 343