

# UNOFFICIAL COPY

Doc#: 2110239099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/12/2021 07:39 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210201628222  
ST/CO Stamp 0-394-138-640 ST Tax \$191.00 CO Tax \$95.50  
City Stamp 0-432-420-880 City Tax: \$2,005.50

(Individual to Individual)

**FIDELITY NATIONAL  
TITLE OC20034614**



(The Above Space for Recorder's Use Only)

THE GRANTOR, Nauman A. Bhatt, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Jesse Cherubini, A Single Man of Chicago, IL Cook, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:



**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 13-14-412-042-1008


Property Address: 4241 North Kimball Avenue, Unit 3, Chicago, IL 60618

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

**\*THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR**

REAL ESTATE TRANSFER TAX		01-Feb-2021	
	COUNTY:	95.50	
	ILLINOIS:	191.00	
	TOTAL:	286.50	


13-14-412-042-1008 | 20210201628222 | 0-394-138-640

REAL ESTATE TRANSFER TAX		01-Feb-2021	
	CHICAGO:	1,432.50	
	CTA:	573.00	
	TOTAL:	2,005.50 *	

13-14-412-042-1008 | 20210201628222 | 0-432-420-880  
\* Total does not include any applicable penalty or interest due.

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Dated this 28 day of January 2021.

  
\_\_\_\_\_  
(Seal)  
Nauman A. Bhatti

STATE OF ILLINOIS     )  
                                          ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nauman A. Bhatti, 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/she signed, sealed and delivered the instrument as his/her 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 28 day of January, 2021.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Marnier Law, P.C.  
10661 South Roberts Road, Suite 107  
Palos Hills, IL 60465

GRANTEE'S ADDRESS &

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

  
Marnier Law, LLC  
564 W Randolph St., Ste. 234  
Chicago, IL 60661

Jesse Cherubini  
4241 North Kimball Avenue, Unit 3  
Chicago, IL 60618

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 4241-3 IN THE KIMBALL COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 48 IN BLOCK 3 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021291143; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 13-14-412-042-1008

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