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Doc# 2110607603 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/16/2021 01:59 PM Pg: 1 of 4

Dec ID 20210301680609
ST/CO Stamp 0-548-382-224 ST Tax \$1,515.00 CO Tax \$757.50
City Stamp 1-085-253-136 City Tax: \$15,907.50

This instrument prepared by:
Anthony R. Pontillo, Jr., Esq.
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison St., Ste. 5300
Chicago, Illinois 60602

After recording return to:
Larry A. Siegel
1720 Maple Ave., #2430
Evanston, Illinois 60201

Mail subsequent tax bills to:
2726 N. Albany Ave.
Chicago, Illinois 60647
Attn: Megan Patel & Sachin Patel

21007384NC 1 of 2 ESC

WARRANTY DEED

THE GRANTOR, **KA DEV ALBANY LLC**, an Illinois limited liability company, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, convey and warrant to THE GRANTEE, **MEGAN FALLS PATEL and SACHIN PATEL**, married to each other, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, of 2344 Oakley, #1, Chicago, IL 60647, 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: covenants, conditions and restrictions of record; public utility easements; acts done or suffered through Grantee; and general real estate taxes not due and payable at the time of closing and building lines and easements, if any, provided they do not interfere with Buyer's use and enjoyment of the Property.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 8 day of APRIL 2021.

(SIGNATURE AND NOTARY APPEAR ON THE FOLLOWING PAGE)

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IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor on and as of the date first above written

GRANTOR:

KA DEV ALBANY LLC.,
an Illinois limited liability company

By: 

Name: **Kadmiel Christmas**
Its: Manager

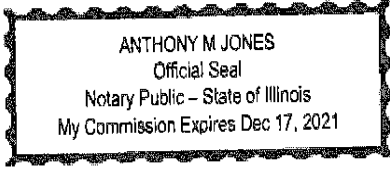
By: 


Name: **Ariel J. Litvin**
Its: Manager

STATE OF ILLINOIS)
) **SS:**
COUNTY OF COOK)

On this 3rd day of March, 2021, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared **KADMIEL CHRISTMAS**, to me known, who, being by me duly sworn, did depose and say that he is a Manager of **KA DEV ALBANY LLC.**, an Illinois limited liability company, that the instrument was signed and sealed on behalf of the Illinois limited liability company, and that the foregoing Manager acknowledged execution of the instrument to be his voluntary act and the voluntary act and deed of said Illinois limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



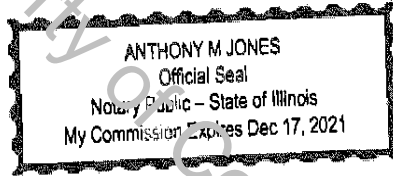

Notary Public

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 31st day of March, 2021, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared **ARIEL J. LITVIN**, to me known, who, being by me duly sworn, did depose and say that he is a Manager of **KA DEVELOPMENT LLC.**, an Illinois limited liability company, that the instrument was signed and sealed on behalf of the Illinois limited liability company, and that the foregoing Manager acknowledged execution of the instrument to be his voluntary act and the voluntary act and deed of said Illinois limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



[Signature]
Notary Public

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EXHIBIT A

Legal Description

LOT 40 (EXCEPT THE SOUTH 15 FEET THEREOF) AND THE SOUTH 20 FEET OF LOT 41 IN BLOCK 1 IN THE SUBDIVISION (BY HIGGINS) OF LOT 1 IN THE COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 13-25-301-030-0000

ADDRESS: 2726 N. ALBANY AVE.
CHICAGO, ILLINOIS 60647

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