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Doc#: 2120045050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 09:32 AM Pg: 1 of 2

16221235

Dec ID 20210701690093
ST/CO Stamp 0-405-871-888 ST Tax \$420.00 CO Tax \$210.00
City Stamp 0-293-372-688 City Tax: \$4,410.00

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL


THE GRANTOR(S), Mason Miller, married to Kaitlynn Miller, 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 considerations in hand paid,
CONVEY(S) AND WARRANT(S) to:
Vikas Bhatt of

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:
The South 1/3 of Lot 32 (except the East 31.6 feet thereof and except that part, if any, taken for opening Claremont Avenue) in George A. Chambers subdivision of the West 1/2 of the Southwest 1/4 of Section 6, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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



SUBJECT TO: General Real Estate Taxes not due and payable at time of closing; covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number (PIN): 25-06-311-014-0000
Address of Real Estate: 9323 S. Claremont, Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX		07-Jul-2021
	CHICAGO:	3,150.00
	CTA:	1,260.00
	TOTAL:	4,410.00 *

25-06-311-014-0000 | 20210701690093 | 0-293-372-688

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Jul-2021	
		COUNTY:	210.00
		ILLINOIS:	420.00
		TOTAL:	630.00

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DATED THIS 12th day OF June, 2021.

Mason L. Miller (MD)
Mason Miller

Kaitlynn J. Miller
Kaitlynn Miller

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mason Miller and Kaitlynn Miller are personally known to me as the same persons whose names 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of June, 2021.
Commission expires: 05/17/22



Kevin J. Murphy
Notary Public

This instrument was prepared by Annette Hodorowicz, Attorney, 10854 S. Maplewood Chicago, IL

MAIL TO:

William Fitzpatrick Esq.
11011 S. Kedzie Ave.
Chicago, IL 60655

SEND TAX BILLS TO:

Vikas Bhatt
9323 S. Claremont
Chicago, IL 60643