

UNOFFICIAL COPY

Doc#: 2120821007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 07:11 AM Pg: 1 of 2

Dec ID 20210701610726
ST/CO Stamp 1-950-911-248 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-398-067-984 City Tax: \$1,680.00

SPECIAL WARRANTY DEED

Send Subsequent Tax Bills to:

1417 E. 87th LLC
235 Foster dr.
Oswego IL 60543

Mail to:

1417 E. 87th LLC
235 Foster dr.
Oswego IL 60543

THE GRANTOR, KHYATI SHUKLA, A MARRIED WOMAN** AND PANNA MODY, A MARRIED WOMAN**, of the Village of Roselle, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO:

FIDELITY NATIONAL TITLE OC21024306

1417 E. 87th, LLC
An Illinois Limited Liability Company
of 235 Foster Drive, Oswego, Illinois

the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

LOTS 4, 5, 6 AND 7 IN BLOCK 9 IN SECOND ADDITION TO CALUMET GATEWAY, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index: 25-02-205-004-0000, 25-02-205-005-0000,
25-02-205-006-0000, 25-02-205-007-0000

Address of Real Estate: 1417 E. 87th STREET, CHICAGO, IL 60619

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of ILLINOIS, TO HAVE AND TO HOLD SAID premises.

Grantors warrants that this is not homestead property

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Dated: 20th day of JULY, 2021.

X Khyati Shukla [SEAL]
KHYATI SHUKLA

X Panna Modi [SEAL]
PANNA MODY

State of Illinois)
County of Cook) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signed are 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 said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of JULY, 2021.



[Signature]
NOTARY PUBLIC
Commission expires 12/10, 2021

Prepared by: James M. Hamill, Jr. – Law Office of James M. Hamill, Jr., Ltd.
200 W. Higgins Road, Suite 200, Schaumburg, IL 60195

REAL ESTATE TRANSFER TAX		21-Jul-2021
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00
25-02-205-007-0000 20210701610726 1-950-911-248		

REAL ESTATE TRANSFER TAX		21-Jul-2021
	CHICAGO:	1,200.00
	GTA:	480.00
	TOTAL:	1,680.00 *
25-02-205-007-0000 20210701610726 1-398-067-984		

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