

UNOFFICIAL COPY

WARRANTY DEED

1277509 1 of 1 KJM

WHEN RECORDED, MAIL TO:

Ami Kotecha

7514 W. Diversey #35

Elmwood Park, IL 60707

Doc#: 2125707397 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/14/2021 10:41 AM Pg: 1 of 2

Dec ID 20210801655759

ST/CO Stamp 1-981-734-672 ST Tax \$555.00 CO Tax \$277.50

City Stamp 1-751-027-472 City Tax: \$5,827.50

SEND SUBSEQUENT TAX BILLS TO:

Ami Kotecha

7514 W. Diversey #35

Elmwood Park, IL 60707

GRANTORS, Michael B. Smith and Lisa Sandora, husband and wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, Ami Kotecha, of Chicago, Illinois, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 17-06-228-023-0000.

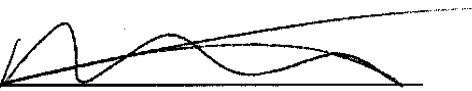
Property Address: 1225 N. Marion Court, Chicago, Illinois 60622.

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

Subject to the following, if any: (1) General real estate taxes for the year 2021 and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchaser's mortgages of record, if any.

Dated this 25 day of August, 2021.

Dated this 25 day of August, 2021.

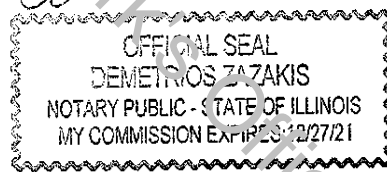


Michael B. Smith



Lisa Sandora

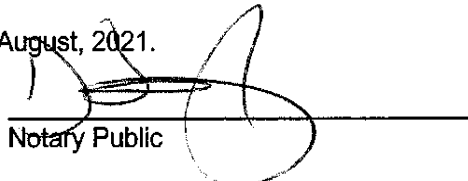
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MICHAEL B. SMITH and LISA SANDORA, personally known to me to be 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, that they were authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25th Day of August, 2021.

My commission expires 12/27/21


Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	02-Sep-2021
CHICAGO:	4,162.50
CTA:	1,665.00
TOTAL:	5,827.50 *

REAL ESTATE TRANSFER TAX	13-Sep-2021
COUNTY:	277.50
ILLINOIS:	555.00
TOTAL:	832.50

17-06-228-023-0000 | 20210801655759 | 1-751-027-472

17-06-228-023-0000 | 20210801655759 | 1-981-734-672

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

UNOFFICIAL COPY

Exhibit A - Legal Description

LOT 24 IN COUNTYCLERK'S DIVISION OF LOTS 25 THROUGH 48 OF R.P HAMILTON'S SUBDIVISION OF 5 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1878, AS DOCUMENT NO. 177434, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office