

# UNOFFICIAL COPY

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# 21140467 1/2

Doc# 2128112164 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/08/2021 11:45 AM Pg: 1 of 2

Dec ID 20210901664587  
ST/CO Stamp 0-101-683-344 ST Tax \$295.00 CO Tax \$147.50  
City Stamp 1-099-337-872 City Tax: \$3,097.50

## WARRANTY DEED

File No: 21140467

THIS INDENTURE WITNESSETH, that the Grantor(s), Sanjeev K. Malhotra and Charu Malhotra, Husband and Wife of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Dennis Flannigan, a single man, of 8350 Addison St, #101, Chicago, IL 60634, the following described real estate, to-wit:

\* un married

### PARCEL 1:

UNIT 308 IN 8727 WEST BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 21 TO 26 AND PART OF LOTS 35 TO 41, INCLUSIVE, LYING BELOW A HORIZONTAL PLANE OF 104.96 FEET ABOVE CHICAGO CITY DATUM IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 10, 2004 AS DOCUMENT NUMBER 0416239080, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE 28 AND PARKING P-28 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0416239080.

Permanent Real Estate Index Number: 12-11-104-034-1017

Address of Real Estate: 8727 W Bryn Mawr Ave Unit 308, Chicago, IL 60631

Subject to the following restrictions: a) all taxes and special assessments for the year 2020-21 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 08 Day of September, 2021

[Signature]  
Sanjeev K. Malhotra

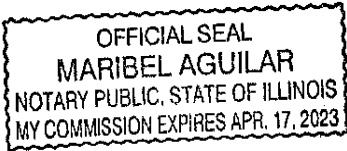
[Signature]  
Charu Malhotra

STATE OF [Signature] )

COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Sanjeev K. Malhotra and Charu Malhotra, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 8th day of September, 2021



[Signature]  
Notary Public

This Instrument was prepared by:  
Kozar Law Office, LLC  
105 South Adell Place  
Elmhurst IL 60126

Future Tax Bills to:  
Dennis Flannigan  
7727 W. Bryn Mawr Unit 308  
Chicago, IL 60631

After recording return document to:  
Dennis Flannigan  
7727 W. Bryn Mawr Unit 308  
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		29-Sep-2021
	COUNTY:	147.50
	ILLINOIS:	295.00
	TOTAL:	442.50
12-11-104-034-1017   20210901664587   0-101-683-344		

REAL ESTATE TRANSFER TAX		29-Sep-2021
	CHICAGO:	2,212.50
	CTA:	885.00
	TOTAL:	3,097.50 *
12-11-104-034-1017   20210901664587   1-099-337-872		
* Total does not include any applicable penalty or interest due.		