

UNOFFICIAL COPY

2129416

WARRANTY DEED

WHEN RECORDED MAIL TO:

Kapish Sharma and Swati Sharma
828 N Austin Blvd 3SW
Oak Park, Illinois 60302

SEND TAX BILLS TO:

Kapish Sharma and Swati Sharma
828 N Austin Blvd 3SW
Oak Park, Illinois 60302

Doc#: 2128525106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2021 10:39 AM Pg: 1 of 3

Dec ID 20210901667420
ST/CO Stamp 1-851-934-864 ST Tax \$105.00 CO Tax \$52.50

Above Space for Recorder's Use Only

The GRANTOR, **NEWNETT I LLC**, AN ILLINOIS LIMITED LIABILITY COMPANY, 828 N. Austin Blvd, Unit 3SW, Oak Park, Illinois 60302, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, **Kapish Sharma, single and Swati Sharma, single**, as joint tenancy with right of survivorship, of _____, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 828 N. Austin Blvd, Unit 3SW, Oak Park, IL 60302

Permanent Index Number: 16-05-326-034-1008

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

HEREBY RELEASING HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTOR, **Benjamin Newton, as Manager of NewNett I LLC**, has caused his name to be signed to this instrument, dated this 3 of October, 2021.



Benjamin Newton, as Manager of NewNett I LLC

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

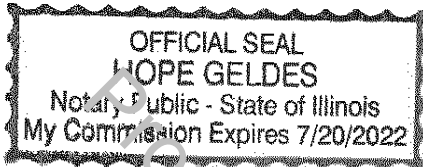
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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benjamin Newton, as Manager of NewNett I LLC** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3 day of October, 2021.



Notary Public



My commission expires: 7/20/22



REAL ESTATE TRANSFER TAX		08-Oct-2021
COUNTY:	52.50	
ILLINOIS:	105.00	
TOTAL:	157.50	
16-05-326-034-1008		20210901667420 1-851-934-864

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes
Geldes Law, Ltd.
1922 Home Ave.
Berwyn, Illinois 60402

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UNIT NO. 3SW, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22164422, IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 828 N. Austin Blvd., 3SW, Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-05-326-034-1008

Property of Cook County Clerk's Office