

WARRANTY DEED (Illinois)



THIS DEED is made as of the 27<sup>th</sup> day of November, 2021, by and between

Doc# 2201008010 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2022 09:45 AM PG: 1 OF 4

JOHN E. LEFFEL AND ANA W. LEFFEL HUSBAND AND WIFE ("Grantor," whether one or more),

and

VENKAT CHANDRASEKHAR

2545 LAWNSDALE, EVANSTON, IL 60201 ("Grantee," whether one or more).

Citywide Title Corporation 111 W. Washington Street Suite 1280 Chicago IL 60602

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate,

~~LOT 3 IN S. ROGERS TOUHY'S BIRCHWOOD HIGHLANDS, BEING A SUBDIVISION OF LOTS 4 TO 30, BOTH INCLUSIVE, IN BAULAND'S RIDGE BOULEVARD ADDITION TO SOUTH EVANSTON, IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS~~ see attached

COMMONLY KNOWN AS: 1011 DOBSON ST., EVANSTON, IL 60202

PARCEL INDEX NUMBER (PIN): 11-30-119-036-0000 13-22-412-021-0000 (VOL. 350)

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.


And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

COOK COUNTY CLERK'S OFFICE  
P 4  
S Y-1  
M Y  
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INTEK

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 27<sup>th</sup> day of November, 2021.

  
\_\_\_\_\_  
JOHN E. LEFFEL

  
\_\_\_\_\_  
ANA W. LEFFEL

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: VENKAT CHANDRASEKHAR  
1011 DOBSON ST., EVANSTON, IL 60202

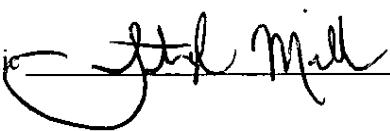
SEND SUBSEQUENT TAX BILLS TO: VENKAT CHANDRASEKHAR  
1011 DOBSON ST., EVANSTON, IL 60202

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

State of ME )  
  ) SS  
County of Oakland )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JOHN E. LEFFEL and ANA W. LEFFEL, is/are 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 said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of November, 2021.

Notary Public  \_\_\_\_\_

My Commission Expires: April 22, 2024

0039126

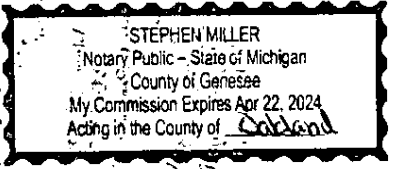
CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

**PAID DEC 13 2021**

DATE: \_\_\_\_\_

AMOUNT: \$2950.00 Agent: LB



# UNOFFICIAL COPY

Escrow File No.: 761538

## EXHIBIT "A"

**LOT 3 IN S. ROGERS TOUHY'S BIRCHWOOD HIGHLANDS, BEING A  
SUBDIVISION OF LOTS 4 TO 30, BOTH INCLUSIVE, IN BAULAND'S RIDGE  
BOULEVARD ADDITION TO SOUTH EVANSTON, IN THE NORTHWEST QUARTER  
OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

17-Dec-2021



<b>COUNTY:</b>	295.00
<b>ILLINOIS:</b>	590.00
<b>TOTAL:</b>	885.00

11-30-119-036-0000

| 20211201675348

| 0-598-010-512