

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606

1563784 1 of 2 *LJS*

Doc#: 2211001125 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/20/2022 07:39 AM Pg: 1 of 4

Dec ID 20220301669715  
ST/CO Stamp 0-497-044-368 ST Tax \$1,010.00 CO Tax \$505.00  
City Stamp 0-714-458-000 City Tax: \$10,605.00

Property of Cook County Clerk's Office

## WARRANTY DEED

THIS INDENTURE is made as of this 23rd day of April, 2022 by and between **Anil Taneja and Priya Patel, a married couple, as tenants by the entirety**, of the City of Chicago, State of Illinois (collectively, the "Grantors"), and **Christopher E. Cunningham and Anaïs M Challe as Husband and Wife \*** of the City of Chicago, State of Illinois (collectively, the "Grantees").  
*\*Tenants by the Entirety*

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantees, all interest in the following described real estate situated in the County of Cook in the State of Illinois to wit:

See Exhibit A attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 13-14-326-015-0000-NEW (13-14-326-035-0000-Old PIN)  
Address of Real Estate: 4034 North Harding Ave, Chicago, IL 60618

SIGNATURE PAGE FOLLOWS

### REAL ESTATE TRANSFER TAX

05-Apr-2022



CHICAGO:	7,575.00
CTA:	3,030.00
TOTAL:	10,605.00 *

13-14-326-015-0000 | 20220301669715 | 0-714-458-000

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

### REAL ESTATE TRANSFER TAX

15-Apr-2022



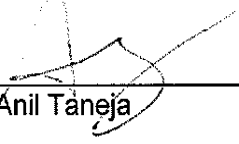
COUNTY:	505.00
ILLINOIS:	1,010.00
TOTAL:	1,515.00

13-14-326-015-0000 | 20220301669715 | 0-497-044-368

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 28<sup>th</sup> day of ~~April~~, 2022.

*March*

  
\_\_\_\_\_  
Anil Taneja

  
\_\_\_\_\_  
Priya Patel

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of ILLINOIS )  
 ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anil Taneja and Priya Patel, 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 this said instrument as 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 official seal, this 13<sup>th</sup> day of ~~April~~, 2022.  
*March,*

Doris Kay Brubaker  
Notary Public

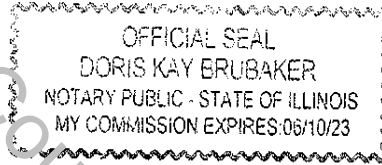
Commission expires:

**Send Subsequent Tax Bills To:**

C. Cunningham and A Challe  
4034 N. Harding Ave.  
Chicago IL 60618

**After Recording Return To:**

Dkmo  
11 S. Dayton Ave.  
Arlington Heights, IL 60005



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A - Legal Description

The South Half of Lot 5, in Block 2, in Edward and Dana's Addition to Irving Park, a Subdivision of the Southwest Quarter of the Southwest Quarter of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded May 16, 1873 as Document No. 99367, in Cook County, Illinois.

Property of Cook County Clerk's Office