

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Mail to:  
Christopher Kuenzer  
643 W. Roscoe St.  
Unit C3  
Chicago, IL 60613

Name & address of taxpayer:  
Christopher Kuenzer  
643 W. Roscoe St.  
Unit C3  
Chicago, IL 60613

Doc#: 2211104091 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2022 07:16 AM Pg: 1 of 2

Dec ID 20220401685235  
ST/CO Stamp 1-903-877-008 ST Tax \$302.00 CO Tax \$151.00  
City Stamp 1-606-212-496 City Tax: \$3,171.00

THE GRANTOR(S) Neel Patel, a single male, of Bartlett, state of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Christopher Kuenzer A SINGLE MAN of 4918 N. Wolcott Ave, Apt 1N, Chicago, IL 60640 all interest in the following described real estate situated in the County of DuPage, in the State of Illinois, to wit:

PARCEL 1: UNIT NO. C-3 IN THE 643 WEST ROSCOE STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BLOCK 1 IN CLARK AND MCCONNELL'S ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF LOTS 31 AND 32 OF PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0724715127 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-12, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT 0724715127.

*Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.*

Permanent Index Number(s): 14-21-308-071-1011


FIDELITY NATIONAL TITLE  
CH22004991

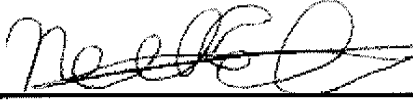
Property Address: 643 W. Roscoe St., Unit C3, Chicago, IL 60613

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This 6<sup>th</sup> day of April 2022

REAL ESTATE TRANSFER TAX		20-Apr-2022
	CHICAGO:	2,265.00
	CTA:	906.00
	TOTAL:	3,171.00 *
14-21-308-071-1011   20220401685235   1-806-212-496		
* Total does not include any applicable penalty or interest due.		



Neel Patel

REAL ESTATE TRANSFER TAX		20-Apr-2022
	COUNTY:	151.00
	ILLINOIS:	302.00
	TOTAL:	453.00
14-21-308-071-1011   20220401685235   1-903-877-008		

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Neel Patel



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 6<sup>th</sup> day of April 2022

Commission expires 12/1/24



NOTARY PUBLIC

Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**

Dennis Coleman  
The Coleman Law Office, LLC  
125 S. Wacker Drive  
Ste. 300  
Chicago, IL 60606