

UNOFFICIAL COPY

Doc#: 2211218037 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2022 07:45 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20220401687504
ST/CO Stamp 0-028-826-512 ST Tax \$1,180.00 CO Tax \$590.00
City Stamp 0-973-224-848 City Tax: \$12,390.00

FIDELITY NATIONAL TITLE
CH22006681

THE GRANTOR(s) Shaun Howard, a unmarried man of the City of Chicago, County of Cook State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Neeraj Joshi and Benjamin Schapiro, husband and wife, of _____, not as tenants-in-common, nor as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 13-25-405-012-0000

Address(es) of Real Estate: _____ Ave
2137 N. Maplewood*, Chicago, IL 60647

2731

The date of this deed of conveyance is April 20, 2022.



(SEAL) Shaun Howard

(SEAL)

(SEAL)

(SEAL)

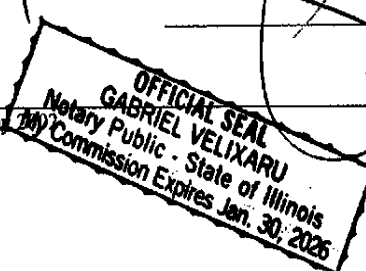
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shaun Howard personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and 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.

(Impress Seal Here)

(My Commission Expires)

Given under my hand and official seal 04/20, 2022

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as ^{N55}213-N. Maplewood, Chicago, IL 60647

²⁷³¹
LOT 32 IN BLOCK 24 IN ALBERT CROSBY AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEES ADDRESS



This instrument was prepared by:
Law Office of Charles Izenstark
2711 N. Halsted
Chicago, IL, 60614

Send subsequent tax bills to:
BENJAMIN DICHTER
SCHAPIRO
2731 N. MAPLEWOOD
AVENUE
CHICAGO, IL 60647

Recorder-mail recorded document to:
WILDE LAW GROUP
1016 W. JACKSON
CHICAGO, IL 60607

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COUNTY:	590.00
ILLINOIS:	1,180.00
TOTAL:	1,770.00

13-25-405-012-0000

| 20220401687504 | 0-028-826-512



CHICAGO:	8,850.00
CTA:	3,540.00
TOTAL:	12,390.00 *

13-25-405-012-0000 | 20220401687504 | 0-973-224-848

Total does not include any applicable penalty or interest due.

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