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Doc#: 2212404057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 06:48 AM Pg: 1 of 3

Dec ID 20220301663924
ST/CO Stamp 0-483-776-400 ST Tax \$918.00 CO Tax \$459.00
City Stamp 0-609-179-536 City Tax: \$9,639.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, 1518 W. BALMORAL AVE LLC, an Illinois Limited Liability Company, of the City of LAS CRUCES, County of Doña Ana, State of New Mexico for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to PRASHANTH GURURAJA and DIPIKA PATEL, RAMANLAL PATEL, Husband and wife, of CHICAGO, Illinois, of the County of AS TENNESSEE, ENTIRELY, 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 and made a part hereof

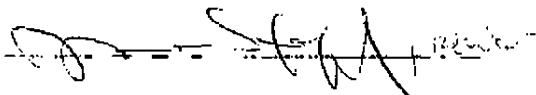
SUBJECT TO: existing leases and tenancies, covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not due and payable at the time of Closing.

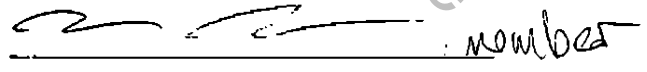
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


Permanent Real Estate Index Number(s): 14-08-107-021-0000

Address(es) of Real Estate: 1518 W. BALMORAL AVE., CHICAGO, IL 60640

Dated this 5th day of April, 2022




1518 W. BALMORAL AVE LLC, by
JEFFREY STOFFEL, Manager


1518 W. BALMORAL AVE LLC, by
RICHARD SHAPIRO, Manager

REAL ESTATE TRANSFER TAX	03-May-2022
	CHICAGO: 6,885.00
	CTA: 2,754.00
	TOTAL: 9,639.00 *

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

REAL ESTATE TRANSFER TAX	03-May-2022
 	COUNTY: 459.00
	ILLINOIS: 918.00
	TOTAL: 1,377.00

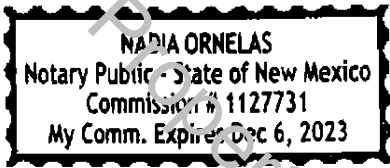
14-08-107-021-0000 | 20220301663924 | 0-483-776-400

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STATE OF ILLINOIS, COUNTY OF COOK _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JEFFREY STOFFEL and RICHARD SHAPIRO, personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as its 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 5th day of April, 20 22.



Nadia Ornelas (Notary Public)

Prepared by:

LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:

THOMAS HAWBECKER
HAWBECKER & GARVER
26 BLAINE ST.
HINSDALE, IL 60521

Name and Address of Taxpayer:

PRASHANTH GURURAJA and
DIPIKA PATEL
1518 W. BALMORAL AVE.
CHICAGO, IL 60640

Notary Public of Cook County Clerk's Office

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Lot 4 in Hipple and Clarke's Subdivision of part of Block 2 in Edison's Subdivision of part of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 14-08-107-021-0000

Property of Cook County Clerk's Office