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FD 22-0527
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Doc#: 2215435014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2022 10:16 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220501627358
ST/CO Stamp 1-034-797-136 ST Tax \$695.00 CO Tax \$347.50
City Stamp 1-814-282-320 City Tax: \$7,297.50

(Individual to Individual)

THE GRANTOR(S),
Varun Sehgal and Britni Sehgal, husband and wife, of Chicago, Illinois

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

Jacob Stefan and Christopher Forst, MARRIED, AS TENANTS BY THE ENTIRETY, OF
2013 W. 17TH STREET, UNIT 25, CHICAGO, IL 60608


all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

See Attached Exhibit "A"



SUBJECT TO: covenants, conditions, and restrictions of record; building lines and public and utility easements; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-36-318-049-1001 (Unit) 13-36-318-049-1004 (P-1)

Property Address: 1754 N. Whipple Street, Unit 1, Chicago, IL 60647

REAL ESTATE TRANSFER TAX	02-Jun-2022	
	CHICAGO:	5,212.50
	CTA:	2,085.00
	TOTAL:	7,297.50 *

13-36-318-049-1001 | 20220501627358 | 1-814-282-320
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	02-Jun-2022	
 	COUNTY:	347.50
	ILLINOIS:	695.00
	TOTAL:	1,042.50

13-36-318-049-1001 | 20220501627358 | 1-034-797-136

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Dated this 23 day of May, 2022.

Varun Sehgal
Varun Sehgal

Britni Sehgal
Britni Sehgal

STATE OF IL)
) SS
COUNTY OF COOK)

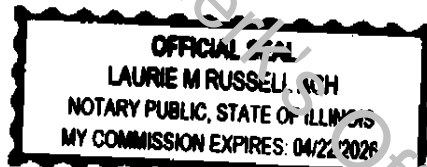
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Varun Sehgal and Britni Sehgal

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

Subscribed and sworn to before me this 23 day of May, 2022.

Laurie M Russell
Notary Public



My Commission Expires: 4/22/26

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:
Jacob Stefan and Christopher Forst
1754 N. Whipple Street, Unit 1
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:
Jacob Stefan and Christopher Forst
1754 N. Whipple Street, Unit 1
Chicago, IL 60647

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EXHIBIT "A"

UNIT 1 AND P-1 IN THE 1754 N WHIPPLE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 AND THE SOUTH 12 1/2 FEET OF LOT 2 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN JOHNSTON AND COX'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1620929085, AS AMENDED FROM TIME TO TIME, TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Tax ID # 13-36-318-049-1001 and 13-36-318-049-1004

PIN(S): 13-36-318-049-1001 and 13-36-318-049-1004

Property of Cook County Clerk's Office