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Doc# 2219420217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2022 11:27 AM Pg: 1 of 3

Dec ID 20220401678512
ST/CO Stamp 2-139-880-336 ST Tax \$835.00 CO Tax \$417.50
City Stamp 1-771-571-088 City Tax: \$8,767.50

WARRANTY DEED ILLINOIS STATUTORY

PT22-80960

1/2

THE GRANTOR, Frances C Strulovitch, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Sameer Maheshwari and ~~Stephen Brown~~ as ~~trustees of~~ of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

A MARRIED MAN

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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:

13-14-326-013-0000

Address of Real Estate:

4048 N Harding Avenue
Chicago, IL 60618

Dated this 6th day of ~~March~~ April 2022.

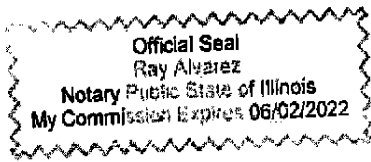
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Frances C Strulovitch
Frances C Strulovitch

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** Frances C Strulovitch, as personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of ~~March~~ April 2022.



[Signature]
Notary Public

My commission expires on 06-02, 2022

Prepared By:
Steven R. Felton, Esq.
134 N LaSalle St., Suite 1720
Chicago, Illinois 60602

Mail To: Aurora Astraco
Valentin Astraco Bruchel
100 N Adams # 35th Floor
Chicago IL 60603

Name & Address of Taxpayer:
Sameer Maheshwari & Stephen Brown
4048 N. Hardy Ave
Chicago IL 60618

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Exhibit A - Legal Description

The South 1 foot of Lot 1, all of Lot 2 and the North 4 feet of Lot 3 in Block 2 in Edwards and Danas Addition to Irving Park Subdivision of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office