

UNOFFICIAL COPY

**WARRANTY
DEED**
Statutory (Illinois)
(Individual to Individual)

Doc#: 2221318027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/01/2022 07:36 AM Pg: 1 of 3

Dec ID 20220601648210
ST/CO Stamp 0-026-608-720 ST Tax \$525.00 CO Tax \$262.50
City Stamp 0-293-730-384 City Tax: \$5,512.50

Above Space for Recorder's Use Only

PT22-85083 1/2

THE GRANTORS, ANTHONY BUCCIFERRO, and MONIQUE VOLZ, married to each other, of the City of Chicago County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEY and WARRANT to PREM K. PAHWA, a single man, of Chicago, Illinois**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

P.I.N.: 14-17-104-026-1006

c/k/a: 4745 North Malden Street, #302, Chicago, Illinois 60640

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

subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

- SIGNATURE PAGE FOLLOWS -

PROPER TITLE, LLC

UNOFFICIAL COPY

Dated this 14 day of June, 2022

[Signature] (SEAL)
ANTHONY BUCCIFERRO

[Signature] (SEAL)
MONIQUE VOLZ

State of Illinois }
 } ss
County of Cook }

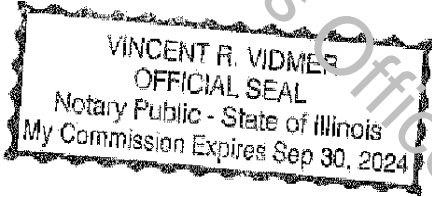
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY BUCCIFERRO, a married man, and MONIQUE VOLZ, a married woman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of June, 2022

[Signature]
NOTARY PUBLIC

My Commission Expires: September 30 2024

This instrument was prepared by:
Vincent R. Vidmer, Esq.
The Law Office of Vincent R. Vidmer
218 North Jefferson Street
Suite 101
Chicago, Illinois 60661
Phone: (312) 878-7640



MAIL TO:
Brenda Grover
4221 Greenwood
Skokie IL 60076

SEND SUBSEQUENT TAX BILLS TO:
Prem K Pehua
4745 N Malden
Chicago IL 60640

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 302 IN THE 4745-47 NORTH MALDEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 10 FEET OF LOT 141 AND LOT 142 (EXCEPT THE NORTH 5 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF THE WEST $\frac{1}{2}$ OF SAID NORTHWEST $\frac{1}{4}$ OF SECTION, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREENBAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95208968, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF UNIT G-1 AND G-2 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95208968.

P.L.N.: 14 - 17 - 104 - 026 - 1006

c/k/a: 4745 North Malden Street, Unit 302, Chicago, Illinois 60640