

UNOFFICIAL COPY

Doc#: 2225839080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2022 07:34 AM Pg: 1 of 2

Dec ID 20220901633821
ST/CO Stamp 1-782-515-280 ST Tax \$285.00 CO Tax \$142.50
City Stamp 1-584-924-240 City Tax: \$2,992.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 22153080 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Bharti R. Shah a.k.a Bharati R. Shah a Widow and Birva A. Shah a Married individual, individually, and Bharati R. Shah a.k.a Bharti R. Shah a Widow, Anand Shah a Married Individual, Naimisha J. Shah a Married Individual and Sonal M. Patel a Married Individual, the heirs at law of Rameshchandra C. Shah, deceased, with an address of 6415 N. Troy, Chicago, IL 60645, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Edina Puzic, a Married Person, with an address of 6335 N Sacramento Ave, Chicago, IL 60659, the following described real estate, to-wit:

THE SOUTH 25.33 FEET OF LOT FIFTY ONE (51) IN REINBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-36-321-050-0000

Address of Real Estate: 6415 N Troy St, Chicago, IL 60645

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT A HOMESTEAD PROPERTY.

UNOFFICIAL COPY

Dated this 8 Day of Sept, 2022

B.R. Shah

Bharti R. Shah a.k.a Bharati R. Shah

[Signature]

Birva A. Shah

[Signature]

Anand Shah

[Signature]

Naimisha J. Shah

[Signature]

Sonal M. Patel

STATE OF Illinois)

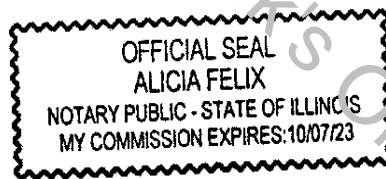
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Bharti R. Shah a.k.a Bharati R. Shah, Birva A. Shah, Anand Shah, Naimisha J. Shah and Sonal M. Patel, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 8 day of Sept, 2022


[Signature]
Notary Public



This Instrument was prepared by:
Pehlari Law Firm, LLC
4438 Oakton Street
Skokie IL 60076



Future Tax Bills to:
Edina Puzic
6415 N. Troy Street
Chicago, IL 60645

After recording return document to:
Edina Puzic
6415 N. Troy Street
Chicago, IL 60645

REAL ESTATE TRANSFER TAX	12-Sep-2022
 CHICAGO:	2,137.50
CTA:	855.00
TOTAL:	2,992.50 *

REAL ESTATE TRANSFER TAX	12-Sep-2022
 COUNTY:	142.50
 ILLINOIS:	285.00
TOTAL:	427.50

10-36-321-050-0000 | 20220901633821 | 1-584-924-240
* Total does not include any applicable penalty or interest due.

10-36-321-050-0000 | 20220901633821 | 1-782-515-280