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Doc#: 2229012334 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2022 03:22 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20221001663829
ST/CO Stamp 0-125-583-696 ST Tax \$255.00 CO Tax \$127.50
City Stamp 1-534-869-840 City Tax: \$2,677.50

FIRST AMERICAN TITLE
FILE # AF1029079

FATIC No.: AF1029079

THE GRANTOR, **KRITSANATHAT PLAIPOO** and **NATSUDA SINGHASENEE**, married to each other, of the Village of Lincolnwood, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, do hereby GRANT, SELL and CONVEY to GRANTEEES **DANIEL L. FARRIS** and **TARA T. FARRIS**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, not as Tenants in Common but as Joint Tenants, all their right, title and 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

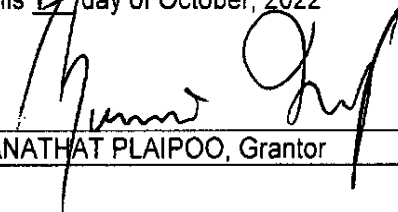
SUBJECT TO: Covenants, conditions and restrictions of record; building lines and easements provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing for the year 2021 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR OR GRANTEEES.

GRANTORS, for themselves and their successors and assigns, hereby covenant and represent that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through, or under Grantors and none other.

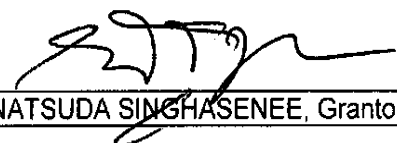
Permanent Real Estate Index Number: 14-19-125-040-1007

Address of Real Estate: 2315 W. WAVELAND AVE., UNIT 2, CHICAGO, IL 60618

Dated this 13 day of October, 2022

x 

KRITSANATHAT PLAIPOO, Grantor

x 

NATSUDA SINGHASENEE, Grantor



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STATE OF ILLINOIS)
COUNT OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KRITSANATHAT PLAIPOO and NATSUDA SINGHASENEE, 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 any right of homestead.

Given under my hand and official seal this 13 day of October, 20 22.



Notary Public



Prepared by:
John F. Etzkorn
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773-484-3853
john@etzkorn-law.com

Mail to:
Tara M. Grimm
Gardi, Haught, Fischer & Bhosale, Ltd.
939 N. Plum Grove Rd., Suite C
Schaumburg, IL 60173

Name and Address of Taxpayer:
Daniel L. and Tara T. Farris
2315 N. Waveland Ave., Unit 2
Chicago, IL 60618



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EXHIBIT "A" – LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 14-19-125-040-1007

UNIT 2315-2 IN CLAREMONT-WAVELAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 34 IN SHELDON ESTATES SUBDIVISION OF BLOCK 23 IN SUBDIVISION OF SECTION 19 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF, THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

(HEREIN AFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY ROSCOE-WAVELAND, LLC RECORDED APRIL 24, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0611434054 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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