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Doc#. 2232010060 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 11/16/2022 10:06 AM Pg: 1 of 2

Dec ID 20221101686648

ST/CO Stamp 0-052-099-408 ST Tax \$435.00 CO Tax \$217.50

City Stamp 0-686-782-800 City Tax: \$4,567.50

WARRANTY DEED ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX		15-Nov-2022
	CHICAGO:	3,262.50
4-40	CTA:	1,305.00
	TOTAL:	4,587 50 *
17-17-117-045-1255	20221101686648	0-666-782-800

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		15-Nov-2022
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL	652.50
17-17-117-045-1255 [2]	32 101686648	0-052-099-408

(The Above Space for Recorder's Use Only)

THE GRANTORS Prakash Patel and Sunina Patel, husband and wife, of 471 Ridgeland Avenue, Elmhurst, IL 60126, for an 1 in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Marissa Jocelyn Gregory, Amagaical warms, of 104 South Laflin Street, Apt 316, Chicago, IL 60607, in fee sumple forever, the following described real estate situated in the County of Cook, in the State of II inols, to wit:

Permanent Index Number(s): 17-17-117-045-1255 and 17-17-117-045-1313

Property Address: 1224 West Van Buren Street, Unit 209, Chicago, IL 60607

The following described Real Estate situated in the County of Cour, in the State of Illinois, to-wit:

Unit 209 and P-18, together with its undivided percentage interest in the common elements in VB 1224 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0710015038, as amended from time to time, in the Northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

For information only: Being Parcel No's: 17-17-117-045-1255 and 17-17-117-045-1313

Being the same property conveyed to Prakash Patel and Sunina Patel, husband and wife, not in tenancy in common, not in joint tenancy, but by tenants by the entirety by Warranty Deed from Jean E. Little, divorced not remarried of record as Instrument No. 1611150074 in the Clerk's Office for Cook County, Illinois, dated April 15, 2016 and recorded on April 20, 2016.

Being also known as 1224 West Van Buren Street, Chicago, IL 60607

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

SUBJECT 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.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Prakash Patel and Sunina Patel person illy 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 it signed, sealed and delivered in the instrument as its 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 <u>U</u> day of <u>NN</u>, 2022.

Notary Public

Official Seal S Khan Notary Public State of mocus My Commission Expires 08/17/2014

THIS INSTRUMENT PREPARED BY Lisa V. Rogers ARK Attorneys, LLC 1000 N. Milwaukee Ave., Suite 100 Chicago, IL 60642

MAIL TO:

COUNTY OF COK

Scott Yu and Associates, LTD. 33 North Dearborn Street, Suite 1000 Chicago, IL 60602 SEND SUBSEQUENT TAX BILLS TO:

Marissa Jocelyn Gregory

St. # 209

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