

# UNOFFICIAL COPY

Doc#: 2234710041 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/13/2022 11:45 AM Pg: 1 of 2

PREPARED BY:  
Cervantes Chatt & Prince P.C.  
100 N. LaSalle Street, Suite 2207  
Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:  
Anay K. Patel  
1743 N. Maplewood Avenue,  
Chicago, IL 60647

Dec ID 20221201604619  
ST/CO Stamp 0-739-104-080 ST Tax \$265.00 CO Tax \$132.50  
City Stamp 2-144-417-104 City Tax: \$2,782.50

## WARRANTY DEED

GRANTOR

**KELLEY B. FECHNER AND TODD FECHNER**, a married couple, of the city of Chicago, county of Cook, state of Illinois, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE(s), **ANAY K. PATEL**, a married man, individually, having the current address 1743 N. Maplewood Avenue, Chicago, IL 60647, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT 410 AND P-2-D IN BUCK CITY LOFTS CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS IN BLOCK 6 IN J.W. HAMBLETON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010923251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.**

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years;

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

Permanent Index Number:

**13-36-421-040-1062 - Unit 410  
13-36-421-040-1144 - P-2-D**

Landtrust Title  
120 S. LaSalle St  
Suite 1700  
Chicago, IL 60603

Common Address of Real Property:

**1740 North Maplewood Avenue, Unit 410,  
Chicago, IL 60647**

| REAL ESTATE TRANSFER TAX | 05-Dec-2022 |
|--------------------------|-------------|
| CHICAGO:                 | 1,987.50    |
| CTA:                     | 795.00      |
| TOTAL:                   | 2,782.50*   |

| REAL ESTATE TRANSFER TAX | 05-Dec-2022 |
|--------------------------|-------------|
| COUNTY:                  | 132.50      |
| ILLINOIS:                | 265.00      |
| TOTAL:                   | 397.50      |

13-36-421-040-1062 | 20221201604619 | 2-144-417-104

13-36-421-040-1062 | 20221201604619 | 0-739-104-080

\* Total does not include any applicable penalty or interest due.

LN 220220894

