UNOFFICIAL CC

Doc#. 2234710041 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/13/2022 11:45 AM Pg: 1 of 2

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

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

WARRANTY DEED

GRANTOR

B. FECHNER KELLEY AND TODD FECHNER, a married couple, of the city of Chicago, county of Cook, state or illinois, for and in consideration of the sum of (\$10.00)TEN and. NO/100 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 MIMBER 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 ensements; 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

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

Common Address of Real Property:

REAL ESTATE TRANSFER TAX 05-Dec-2022 CHICAGO: 1.987.50 CTA: 795 00 TOTAL: 2.782.50 *

13-36-421-049-1062 | 20271201604619 | 2-144-417-194

* Total deas not include any applicable penalty or interest due.





COUNTY: ILLINOIS: TOTAL:

132.50 265.00 397.50

05-Dec-2022

Landtrust Title 20 S LaSalle St

Suite 1700 rage, IL 60903

13-36-421-040-1062

20221201604619 | 0-739-104-080

UNOFFICIAL COPY

Dated this 2^{th} day of \overline{DCC} , 2022.
KELLEY B. FECHNER
TODD FECHNER
STATE OF) SS
COUNTY OF COOK
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DC HEREBY CERT FY that KELLEY B. FECHNER AND TODD FECHNER , personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their free and voluntary act fo the uses and purposes thererin set forth, including the release and waiver of the right of homestead.
GIVEN, under my hand and official seal, this 2nd day of rember, 2022.
OFFICIAL SEAL CHRISTINA RIVAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/11/2024 I OOTARY PUBLIC MY COMMISSION EXPIRES: 12/11/2024
MAIL SUBSEQUENT TAX BILLS TO: Anay K. Patel 1743 N. Maplewood Avenue, Chicago, II, 60647
Anay K. Patel 1743 N. Maplewood Avenue, Chicago, IL 60647
C)