

UNOFFICIAL COPY

Doc#: 2300441223 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2023 03:01 PM Pg: 1 of 2

Dec ID 20221201623168
ST/CO Stamp 1-564-361-552 ST Tax \$366.00 CO Tax \$183.00
City Stamp 0-490-619-728 City Tax: \$3,843.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, Ashish B. Patel and Kiran A. Patel, a married couple, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEE Mary Kathleen Degan, a single woman

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 23-3259 IN BELMONT RIVER CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN THE BOATYARD AT BELMONT AND THE RIVER PHASE II, A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED DECEMBER 22, 1998 AS DOCUMENT NUMBER 08163174, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020036491, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Index Number: 13-24-404-123-1013

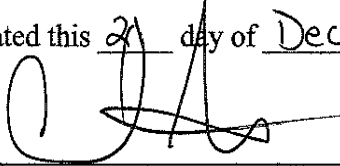
Property Address: 3259 N. Anchor Drive, Chicago, IL 60618

SUBJECT TO: Covenants, conditions and restrictions of record; 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.

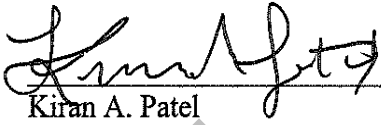
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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21 day of December, 2022.



Ashish B. Patel

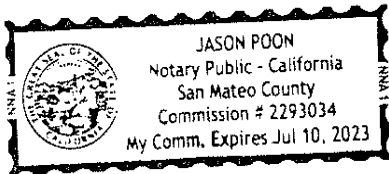


Kiran A. Patel

STATE OF CA)
COUNTY OF San Mateo) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ashish B. Patel and Kiran A. Patel, 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 this instrument as a 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 21 day of Dec., 2022.




Notary Public

MAIL RECORDED DEED TO:

Siragusa Law
25 E Washington #700
Chicago IL 60602

MAIL SUBSEQUENT TAX BILLS TO:

Mary Kathleen Degnan
3259 N. Anchor Drive
Chicago, IL 60618

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 203 N. LaSalle St. #2100, Chicago, IL 60601