

14205945

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2305355098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2023 01:13 PM Pg: 1 of 2

Dec ID 20230201653807
ST/CO Stamp 2-025-135-952 ST Tax \$455.00 CO Tax \$227.50
City Stamp 0-162-045-776 City Tax: \$4,777.50

THE GRANTOR

(The space above for Recorder's use only)

Gagandeep Kaur, now known as Gagandeep Kaur Ahuja, married to Eeshan Ahuja, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RONALD BURNS and CAROLYN BURNS of 10917 Jillian Court, Orland Park, IL 60467, as joint tenants with the right of survivorship and not as tenants in common, the following described Real Estate situated in Cook County, Illinois, commonly known as 645 North Kingsbury Street, Unit 1208, Chicago, IL 60654, legally described as:

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit 1208 and Parking Unit P-7 in Admiral's Pointe Condominium as delineated and defined on the Plat of survey of the following described parcel of real estate:

Part of Lot 30 in Young's Subdivision in Block 1 of Assessor's Division of the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River in Cook County, Illinois.

Also

Parts of Lots 28, 29, and that part of Lot 30 and all of the 9 foot private alley lying North of and adjoining the North Line of Lots 1 to 30 (except the East 370.00 feet thereof) in Young's Subdivision of part of Kingsbury Tract, being part of the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian.

Also

The South 9 feet of Lots 1 to 5, (except the East 370.00 feet thereof) both inclusive in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 15, 2002 as Document Number 0020058465, as amended from time to time, together with its undivided percentage interest in the common elements.

Permanent Index Number (PIN): 17-09-127-043-1044 and 17-09-127-043-1177

UNOFFICIAL COPY

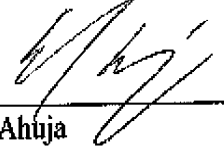
Address(es) of Real Estate: 645 North Kingsbury Street, Unit 1208, Chicago, IL 60654

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years.

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

Dated this 16 day of February, 2023.


_____(SEAL)
Gagandeep Kaur Ahuja


_____(SEAL)
Eeshan Ahuja

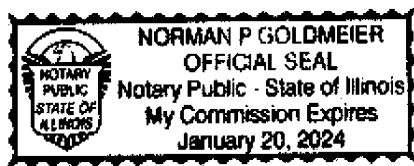
STATE OF ILLINOIS

)
ss.
)

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gagandeep Kaur, now known as Gagandeep Kaur Ahuja, married to Eeshan Ahuja, personally known to me to be the same persons whose names are subscribed in 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 the right of homestead.

Given under my hand and official seal, this 16th day of February, 2023.





NOTARY PUBLIC

Commission expires JAN. 20, 2024

This instrument was prepared by: Norman P. Goldmeier, 7366 N. Lincoln Avenue, Suite 404, Lincolnwood, Illinois 60712

MAIL TO:

Thaddus Kowalczyk
6052 W. 63rd Street
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Carolyn Burns and Ronald Burns
645 North Kingsbury Street
Unit 1208
Chicago, IL 60654

REAL ESTATE TRANSFER TAX 21-Feb-2023



CHICAGO: 3,412.50
CTA: 1,365.00
TOTAL: 4,777.50 *

17-09-127-043-1044 | 20230201853807 | 0-162-045-776

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

REAL ESTATE TRANSFER TAX 21-Feb-2023



COUNTY: 227.50
ILLINOIS: 455.00
TOTAL: 682.50

17-09-127-043-1044 | 20230201853807 | 2-025-135-952