

UNOFFICIAL COPY

Doc#: 2308040118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2023 12:10 PM Pg: 1 of 2

WARRANTY DEED (Illinois)

This instrument was prepared by:

Prema Law Office
494 W. Boughton Road, Suite 2C
Bolingbrook, IL 60440

After recording, please return to:

Sanjeev Khatau
516 Gene Darfler Ct
Naperville, IL 60565

Send Subsequent Tax Bills to:

Sanjeev Khatau
7756 S. Lavergne Ave.,
Burbank, IL 60459

Chicago Title
236503716WT
10/21

Dec ID 20230301671608
ST/CO Stamp 1-885-735-120 ST Tax \$122.00 CO Tax \$61.00

Above Space for Recorder's Use Only

The Grantor, Viral Nagak, now known as Viral Nayak, of the Village of Burbank, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged,

HEREBY CONVEYS AND WARRANTS to Sanjeev Khatau (married man) of 516 Gene Darfler Ct., Naperville, Illinois, all rights, title and interest in the following described real property situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 IN BLOCK 4 IN FREDERICK H. BARTLETT'S 3RD ADDITION TO GREATER 79TH STREET SUBDIVISION BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record; building lines, easements, zoning ordinances, public right of ways for roads and highways.

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

(Not Homestead Property)

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ADDRESS: 7756 S. Lavergne Ave., Burbank, IL 60459
PIN(s): 19-28-411-035-0000

IN WITNESS WHEREOF, said Grantor has set her hands hereunto this 13th day
of March, 2023.

Viral Nagak
Viral Nagak, now known as Viral Nayak

City of Burbank
\$ 610.00 SIX HUNDRED AND TEN & 00/100
3-15-23 [Signature] DOLLARS
Real Estate Transaction Stamp

STATE OF IL)ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Viral Nagak, now known as Viral Nayak known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the instrument as her 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 13th day of March, 2023.

[Signature]
Notary Public

My Commission expires:

7-19-25

(Seal)

