UNOFFICIAL COPY

23GND044140AC/

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Donald W. Rogers, Jr. and Lindsay A. Rogers a/k/a Lindsay K. Rogers 69176 County Road 388 South Hr.ven, MI 49090

Doc#. 2312908141 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/09/2023 12:47 PM Pg: 1 of 3

Dec ID 20230401695618

ST/CO Stamp 1-080-763-088 ST Tax \$962.50 CO Tax \$481.25

City Stamp 1-276-453-584 City Tax: \$10,106.25

(The Above Space for Recorder's Use Only)

THE GRANTORS Donald W. Rogers, Jr. and Lindsay A. Rogers a/k/a Lindsay K. Rogers, a married couple, of 69176 County Road 388, South Haven, MI 49090, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Anurag Verma and Preeti Shankar, a married couple, of 1506 W. Ockdale An Mor in Charles Telescopy as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-29-124-042-0000

Property Address: 1508 W Wolfram St., Chicago, IL 60657

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

SUBJECT TO: covenants, conditions and restrictions of record and building irres 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.

Dated this $\frac{20}{20}$ day of April, 2023.

Donald W. Rogers, Jr.

Lindsay A/Rogers a/k/a Lindsay K. Roger

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Donald W. Rogers, Jr. and Lindsay A. Rogers a/k/a Lindsay K. Rogers 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 in the 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.

OFFICIAL SEAL
JAMES R NALSON II
Notary Public - State of Illinois
My Commission Expires July 9, 2026

Notary Public

THIS INSTRUMENT PREPARED BY

James R Nelson
Law Office of James R. Nelson & Associates LLC
800 W. Central Rd

Mount Prospect, IL 60056

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Betsy Lane Attorney - Lane Law Associates 1234 Sherman Ave #201 Evanston, IL 60202 Anurag Verma 1508 W Wolfram St. Chicago, IL 60657

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 44 IN THE SUBDIVISION OF BLOCK 5 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S DIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH,RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office