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UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)



MAIL TAX BILL TO:
Thao Phung
8424 W. Catalpa Avenue, Unit 101
Chicago, IL 60656

Doc# 2315834008 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/07/2023 10:42 AM PG: 1 OF 2

THE GRANTORS

Vivek Awasthi and Ruchi Dubey n/k/a Ruchi Awasthi, his wife, both of Frisco, County of Collin, State of Texas, for and in consideration of Ten and xx/100's Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to GRANTEE, Thao Phung, of 4826 N. Prospect, Norridge, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Attached Legal Description.

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS.

SUBJECT TO: covenants, conditions, Declarations and By-Laws and as amended from time to time, building lines and easements, and restrictions of record; and to General Taxes for 2022 and subsequent years.

Permanent Real Estate Index Number(s): 12-11-122-011-1007
Address of Real Estate: 8424 W. Catalpa Avenue, Unit 101, Chicago, IL 60656.

2304007 COOK

Vivek Awasthi

Dated this 22 day of May, 2023.
Ruchi Dubey n/k/a Ruchi Awasthi

STATE OF Texas)
COUNTY OF Collin) SS.

PRO TITLE GROUP, INC.
5140 MAIN STREET
DOWNERS GROVE, IL 60515

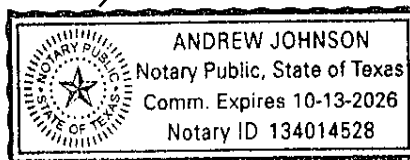
I, Andrew Johnson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vivek Awasthi and Ruchi Dubey n/k/a Ruchi Awasthi personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 notarial seal this 22nd day of May, 2023.

PRO TITLE GROUP, INC

MAIL DEED TO:
Albert C. Bettuzzi, Esq.
1021 South Vine Avenue
Park Ridge, Illinois 60068

Notary Public



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LEGAL DESCRIPTION "EXHIBIT A"

LEGAL DESCRIPTION:

PARCEL 1


UNIT 8424-101, IN CATALPA COURT CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 OF CATALPA COURTS, A RESUBDIVISION OF THE SOUTH 1/2 OF LOT 1 AND THE SOUTH 1/2 OF LOT 2 (EXCEPT THE WEST 208.50 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINE THEREOF) IN THE SECOND ADDITION OF SZCZESNY'S CUMBERLAND SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION, 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 33.0 FEET THEREOF, ALSO EXCEPT THE NORTH 33.0 FEET THEREOF ALSO EXCEPT THE EAST 185.0 FEET THEREOF ALSO EXCEPT THE SOUTH 33.0 FEET THEREOF) IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 91033284, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.



PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 19 AS A LIMITED COMMON ELEMENT AS DEFINED AND SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME

PROPERTY ADDRESS: 8424 W. CATALPA AVENUE, UNIT 101
CHICAGO, IL 60656

TAX NUMBER: 12-11-122-011-1007

REAL ESTATE TRANSFER TAX		05-Jun-2023
	CHICAGO:	1,387.50
	CTA:	555.00
	TOTAL:	1,942.50 *
12-11-122-011-1007 20230501635295 0-363-453-136		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Jun-2023
	COUNTY:	92.50
	ILLINOIS:	185.00
	TOTAL:	277.50
12-11-122-011-1007 20230501635295 0-887-028-432		