

# UNOFFICIAL COPY

Doc#: 2318729129 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2023 11:35 AM Pg: 1 of 3

Dec ID 20230701663036  
ST/CO Stamp 0-439-537-360 ST Tax \$1,235.00 CO Tax \$617.50  
City Stamp 0-650-260-176 City Tax: \$12,967.50

## WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individuals)

FIDELITY NATIONAL TITLE  
OC23010814

(The Above Space for Recorder's Use Only)

THE GRANTOR, Michael O. Panos, a married man, of the City of Downers Grove, County of DuPage, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Roshni Patel <sup>tr</sup> and Amanda Costner, a married woman of 1253 N. Bosworth Ave Apt #1 Chicago, IL all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, ~~but~~<sup>not</sup> as joint tenants, ~~to wit~~ but as tenants by the entirety to wit:

R A MARRIED WOMAN

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-07-121-044-0000

Property Address: 2004 W. Race Ave., Chicago, IL 60612

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general real estate taxes not yet due and payable at the time of closing.

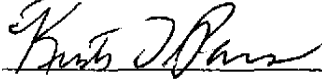
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Dated this 28 day of June, 2023.



(Seal)

Michael O. Panos



(Seal)

Kristin L. Panos (waiving homestead only)

STATE OF Illinois )

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Michael O. Panos and Kristin L. Panos, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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.

Given under my hand and notarial seal, this 28 day of June, 2023.

  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Marnieris Law, P.C.  
10661 South Roberts Road, Suite 107  
Palos Hills, IL 60465

MAIL RECORDED DEED \$  
SEND SUBSEQUENT TAX BILLS TO:  
Roshni Patel & Amanda Costner  
2004 W Race  
Chicago IL 60612

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## EXHIBIT A LEGAL DESCRIPTION

LOT 48 IN WINSLOW'S SUBDIVISION OF THAT PART OF BLOCK 21 OF CANAL TRUSTEE'S SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office