

UNOFFICIAL COPY

Warranty Deed

Doc#: 2319406177 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 11:03 AM Pg: 1 of 3

Dec ID 20230701670704
ST/CO Stamp 0-179-633-872 ST Tax \$740.00 CO Tax \$370.00
City Stamp 1-312-325-328 City Tax: \$7,770.00

Above Space for Recorder's Use Only

THE GRANTORS, **NITIN OBEROI AND SONALI KHERA OBEROI**, married to each other, of the City of Chicago, State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid, **CONVEY AND WARRANT TO GRANTEES, ALEXANDER ZHEUTLIN AND EMILY ZHEUTLIN**, _____, of the City of _____, State of Illinois, as _____, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

STC 206643265
1 of 1

SUBJECT TO: General real estate taxes for the second installment of 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

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

Permanent Real Estate Tax Number: 14-28-104-117-1003

Address of Real Estate: 635 W. Briar Place, Unit 1E, Chicago, IL 60657

Dated: July 8, 2023



Nitin Oberoi



Sonali Khera Oberoi

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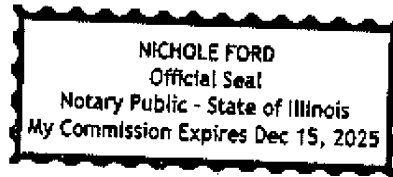
STATE OF Illinois)
)
COUNTY OF Will) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that NITIN OBEROI AND SONALI KHERA OBEROI, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 8 day of July, 2023, 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 on July 8, 2023:

Nichole Ford
Notary Public

My Commission expires: 12/15/2025



REAL ESTATE TRANSFER TAX	13-Jul-2023
CHICAGO:	5,550.00
CTA:	2,220.00
TOTAL:	7,770.00 *

14-28-104-117-1003 | 20230701670704 | 1-312-325-328
* Total does not include any applicable penalty or interest due.

Prepared By:
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX	13-Jul-2023
COUNTY:	370.00
ILLINOIS:	740.00
TOTAL:	1,110.00

14-28-104-117-1003 | 20230701670704 | 0-179-333-573

After Recording Return to:
ERIE ROSE
112 Dunton Ave.
Arlington Heights, IL
60005

Send Subsequent Tax Bills to:
Alexander and Emily Zheutlin
635 W. Brier - Unit 1E
Chicago, IL 60657

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Exhibit A

Legal Description

PARCEL 1: UNIT 1E IN 635 WEST BRIAR PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 58, 59 AND THE EAST 1/2 OF LOT 60 IN HITCHCOCK AND WILSON'S SUBDIVISION OF THE EAST 1/2 OF LOT 1 OF BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 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 AS DOCUMENT 00652326 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK, COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE NUMBER 6, AND STORAGE SPACE 2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00652326.